

1. DOWNTOWN DADELAND RETAIL, LLC.
(Applicant)

10-11-C12-3 (10-044)
BCC/District 07
Hearing Date: 10/06/11

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	BCC	Approved
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	ACC	Recommended for Approval
1968	George Williamson Cadillac Company	- Variance of sign regulation.	BCC	Appeal Approved, Application Approved
1968	George Williamson Cadillac Company	- Variance of sign regulation.	ZAB	Denied
1970	Larry Costley Chevrolet	- Variance of sign regulation.	ZAB	Approved
1971	Larry Costley Chevrolet	- Variance of sign regulation.	BCC	Appeal Denied, Application Approved
1984	George E. Williamson	- Non-Use Variance of open space requirements.	ZAB	Approved w/conds.
1986	Southeast Banking Corp.	- Non-Use Variance of setback requirement & Floor Area Ratio.	ZAB	Approved w/conds.
1999	George E. Williamson, II ET AL	- Special Exception to permit a mixed-use development. - Non-Use Variance of the fixed guide way rapid transit. - Unusual Use to permit outdoor dinning. - Non-Use Variance of zoning regulations. - Special Exception of alcoholic spacing. - Non-Use Variance of landscaping requirements.	BCC	Approved w/conds.

2002	George E. Williamson II & Thomas W. Williamson	- Deletion of a Declaration of Restrictions.	BCC	Approved
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Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

A

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC**

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-11-CZ12-3 (10-44)	March 30, 2011	CZAB12	5	11

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input checked="" type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input checked="" type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/>		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCILMAN		Alberto SANTANA			X
VICE CHAIRMAN		Jose I. VALDES	X		
COUNCIL WOMAN	S	Angela VAZQUEZ	X		
COUCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jorge Luis GARCIGA		X	
VOTE:			4	1	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: THOMAS ROBERTSON

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC**

A

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-11-CZ12-3 (10-44)	December 16, 2010	CZAB12 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>March 30, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	To revise site plan and work with the neighbors.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEYS: **THOMAS ROBERTSON**
MERCEDES HOLSTON

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#3

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC.**

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER
10-11-CZ12-3 (10-044)

HEARING DATE
November 18, 2010

RESOLUTION NUMBER
CZAB12 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):		
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Dec 16, 2010</u>	<input type="checkbox"/> W/LEAVE TO AMEND	
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE		
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS			
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.	
	<input type="checkbox"/> WITH CONDITIONS			
<input checked="" type="checkbox"/> OTHER:	Deferred due to a lack of time.			

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		

VOTE: 4 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: JOHN MCINNIS

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**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Downtown Dadeland Retail, LLC.

PH: Z10-044 (10-11-CZ12-3)

SECTION: 2-55-40

DATE: October 6, 2011

COMMISSION DISTRICT: 7

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board (CZAB) #12 which denied without prejudice the following:

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 14 sheets, dated stamped received 9/26/11. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking to appeal the CZAB's denial of the application to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations; to allow larger cantilever projecting signs to encroach into the right-of-way; and to permit directional signage with logos to be taller than allowed by the zoning regulations

- o **LOCATION:** Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida.

- o **SIZE:** 7.42 acre.

ZONING HEARINGS HISTORY:

From 1961, portions of the subject property were approved through the zoning hearings process for district boundary changes, special exceptions and variances from the zoning regulations. Significantly, in November 1968, the subject property was approved to allow a 2nd detached Class B Point of Sale sign, pursuant to Resolution #Z-314-68. Similarly, in 1971, pursuant to resolution #Z-29-71, the subject property was approved to allow more signage on a street frontage and on the subject property than allowed by the zoning regulations. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

*Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The*

designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking

structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

*Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

DKUCD; mixed use residential and retail uses

Community Urban Center

Surrounding Properties:

NORTH: DKUCD; shopping mall

Community Urban Center

SOUTH: DKUCD: Metro-Rail Station facility

Community Urban Center

EAST: DKUCD: retail stores

Community Urban Center

WEST: DKUCD; offices, hotels

Community Urban Center

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.
*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land*

use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to the conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

On March 31, 2011, the Community Zoning Appeals Board (CZAB) #12, denied without prejudice the entire application by a vote of 4 to 1, pursuant to Resolution #CZAB12-5-11. Subsequently, on April 18, 2011, the applicant appealed the CZAB-12's decision to the Board of County Commissioners (BCC) citing that the Board's decision to deny the application was, void of substantial competent evidence, and contrary to the recommendation of the Department of Planning and Zoning.

The applicant submitted revised plans within the scope of the advertisement on September 26, 2011. Said plans indicate the replacement of the six (6) the cantilever signs from the two (2) southernmost buildings along Dadeland Boulevard, Buildings "F" and "G". The applicant replaced them with only two (2) signs that project at a 90 degree angle from Building "F". Additionally, the revised plans indicate the reduction in the size of the cantilever signs that are internal to the site and fronting on SW 72 Court and SW 72 Place, from 51 sq. ft. to 28 sq. ft. in area. Additionally, the applicant has proffered an additional condition that all the illumination directed towards the signage be turned off at 11:00 PM daily. Staff is supportive of these changes and of the additional condition which in staff's opinion indicates some sensitivity on the part of the applicant to the residents in the buildings.

The subject property is located south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, approximately **9 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-3, Liberal Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this appeal will permit the existing retail center with more signage per tenant and cantilever signs on a street frontage than allowed; allow banner type cantilever projecting signs consisting of canvas material to encroach into the right-of-way; and permit directional signage with logos to be taller than allowed by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center**

(DKUC) District as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3) signs per street frontage, per tenant: to permit additional cantilever projecting signs (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.75 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted (request #2); to permit directional signs with a height varying from 10'2" to 13', where a maximum height of 4' is permitted (request #3) and finally, to permit directional signs with logos (request #4), which is also not permitted in the DKUCD.

The applicant has indicated in their letter of intent that the increased signage, signage size and locations being requested is to allow for the success of the retail stores and restaurants located on the ground floors of the seven (7) buildings located within the subject property. Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and Dadeland Boulevard. Staff concurs with this and further opines that approval of the requests for additional signage, signage projecting into the right-of-way and signage that will be elevated above the height allowed by the district regulations, will allow passersby to locate and arrive at their destination within this retail and residential district faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that *Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff opines that this development is unique and that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative effect on the appearance of the community. The subject parcel consists of seven (7) buildings, all of which are seven (7) stories high, surrounding a central plaza area where the majority of the retail and restaurant businesses front. As such, the applicant opines, and

staff concurs, that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and Dadeland Boulevard. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances.

However, staff opines, that given the unique circumstances of this tight-nit mixed use development consisting of multiple high-story buildings and retail establishments within this urban center, the approval of the requests for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way and directional signage above the height that is allowed, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Further, staff notes that the subject site was previously approved for variances to the signage regulations on more than one occasion and as such, approval of this request would not be precedent setting. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts the elevated Metrorail platform and lines to the south, and multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

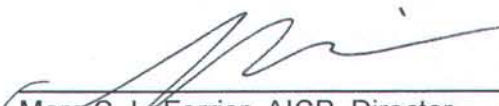
Based on the aforementioned, staff recommends approval of the appeal and approval with conditions of requests #1 through #4, under Section 33-311(A)(4)(b) (NUV).

H. **RECOMMENDATION:** Approval with conditions.

I. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 14 sheets, dated stamped received 9/26/11.
3. That all the lights with signage be turned off at 11:00 PM daily.
4. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 09/20/10
DATE REVISED: 09/22/10, 10/06/10, 11/22/10, 01/21/11, 02/09/11, 03/17/11, 09/09/11
DATE FINALIZED: 09/09/11
MCL:GR:NN:AA:CH



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NON-
GMA

Memorandum

MIAMI-DADE
COUNTY

Date: May 7, 2010
To: Marc C. LaFrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-12 #Z2010000044
Downtown Dadeland Retail, LLC
7270 N. Kendall Drive
To Permit Point of Sale and Directional Signs Throughout the
Development (Not Permitted)
(DKUC) (7.42 Acres)
02-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wasterwater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the point of sale and directional signs will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PH# Z2010000044
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DOWNTOWN DADELAND RETAIL, LLC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

25-MAY-10



Memorandum

Date: 26-MAY-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000044

Fire Prevention Unit:

No objection to resubmission.

Service Impact/Demand

Development for the above Z2010000044
located at LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY,
FLORIDA.
in Police Grid 1832 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

Memorandum



Date: June 13, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *M.Y.* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2010000044: Downtown Dadeland Retail, LLC

Application Name: Downtown Dadeland Retail, LLC

Project Location: The site is located south of 88th Street, between SW 72nd Court and SW 72nd Place, Miami-Dade County.

Proposed Development: The applicant is requesting a variance for banner signs and directional signs for an existing use.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE 1832.51

RECEIPT # _____

DATE HEARD 3/30/11

BY CZAB # 12

RECEIVED
Z10-044
APR 18 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

BY _____
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z-2010-044

Filed in the name of (Applicant) Downtown Dadeland Retail, LLC

Name of Appellant, if other than applicant Ben Fernandez, Esq.

Address/location of APPELLANT'S property: 7270 North Kendall Drive, Miami, FL 33156

Application, or part of Application being Appealed (Explanation): The entire application.

Appellant (name): Ben Fernandez, Esq.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

APPELLANT MUST SIGN THIS PAGE

Date _____ day of April, year: 2011

Signed _____

Ben Fernandez, Esq.

Print Name

200 South Biscayne Boulevard, Suite 850

Mailing Address

Miami

FL 33131

305-377-6235

Phone

305-377-6222

Fax

Signed _____

Print Name

Mailing Address

Phone

Fax

Subscribed and Sworn to before me on the 18th day of April, year 2011

Betty Llerena
Notary Public

(stamp/seal)



Commission Expires: 3/5/14

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Ben Fernandez
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record In Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury I
and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

Ben Fernandez
Print Name

Cristina D. Gonzalez
Signature

CRISTINA D. GONZALEZ
Print Name

[Signature]
Appellant's Signature

Ben Fernandez, Esq.
Print Name

[Signature]
Appellant's Signature

[Signature]
Print Name

Sworn to and subscribed before me on the 18th day of April year 2011.

Appellant is personally know to me or has produced _____ as
identification.

[Signature]
Notary Public

(stamp/seal)



Commission Expires: 3/5/14

RESOLUTION NO. CZAB12-5-11

WHEREAS DOWNTOWN DADELAND RETAIL L. L. C., applied for the following:

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," DOWNTOWN DADELAND, Plat book 161, Page 76.

LOCATION: Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requests to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (Item #1), to permit cantilever projecting signs to encroach into the right-of-way (Item #2), to permit directional signs with a height varying from 10'2" to 13' (Item #3), and to permit directional signs with logos (Item #4) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to deny Items #1, 2, 3, and 4 without prejudice was offered by Peggy Brodeur, seconded by Angela Vazquez, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Jose I. Valdes	aye
Alberto Santana	absent	Angela Vazquez	aye
		Elliot N. Zack	aye
	Jorge Luis Garciga	nay	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that Items #1, 2, 3, and 4 be and the same are hereby denied without prejudice

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 31st day of March, 2011.

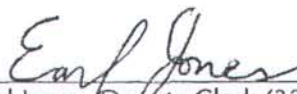
Hearing No. 10-11-CZ12-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-5-11 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of March, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of April, 2011.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DATE: 18-AUG-11
REVISION 3

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DOWNTOWN DADELAND RETAIL,
LLC.

LYING SOUTH OF SW 88 STREET,
BETWEEN SW 72 CT & SW 72 PL,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000044

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

10-044

ADDRESS: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-
DADE COUNTY

FOLIO: Folios 30-5002-097-0001, 096-0001, 095-0001, 093-0001, 092-0001, 091-0001, 087-
0001, and 081-0010

DATE: 8-17-11

NAME: DOWNTOWN DADELAND RETAIL, LLC.

OPEN CASES:

Neighborhood Regulations:
No open cases.

Building Code:
No open cases.
CLOSED CASES:

Neighborhood Regulations:
Folio 30-5002-081-0010 various cases for sign violations that are all closed.

Building Code:
No closed cases.

Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Inspector: HASSUN, PEDRO

Inspection Dat

Evaluator: CARL HARRISON

08/18/11

Process #: Z2010000044
Applicant's Name DOWNTOWN DADELAND RETAIL, LLC.

Locations: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY, FLORIDA.

Size: 7.42 ACRES

Folio #: 3050020970001

Request:

1 Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage; to permit an additional cantilever sign (1 permitted) per street frontage. 33-284.63(B)2(b)ii.

2 Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted) 33-284.63(8)(B)

3 Applicant is requesting to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) 33-284.63(8)(B)

4 Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted) 33-284.63(8)(B)

5 Applicant is requesting to permit directional signs with logos (not permitted). 33-284.63(8)(B)
CZAB 1ST RECOMMENDED FOR APPROVAL TO BCC

EXISTING ZONING

Subject Property DKUC,

EXISTING USE RES/ COMM/

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SIX 7 STORY BUILDINGS AND ONE 6 STORY BUILDING.

USE(S) OF PROPERTY:

MIXED USES TO INCLUDE RETAIL/OFFICES/RESTAURANTS AND RESIDENTIAL HIGH DENSITY.

FENCES/WALLS:

NONE

LANDSCAPING:

STREET TREES IN THE INTERIOR ROADS SOME IN PLANTERS WITH SHURBS. NO LAWN AREA.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MEMO DATED 10/13/2010 & 10/07/2010 ON FILE REQUIRES UPDATING. NO OPEN PERMITS FOUND.

OTHER:

NONE

Process # Applicant's Name

Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

SURROUNDING PROPERTY

NORTH:

DKUC - DADELAND MALL 7535 SW 88 ST

SOUTH:

DKUC - S DADELAND METRORAIL

EAST:

DKUC - COMMERCIAL RETAIL SALES 7200-7260 SW 88 ST

WEST:

DKUC - BANK/OFFICE BLDG & HOTEL/OFFICES 7300 & 9090 S DADELAND BLVD

SURROUNDING AREA

MIX USES COMMERCIAL / RETAIL / OFFICE / RESTAURANTS WITH OUTDOOR DINING ON THE GROUND FLOORS AND CONDOS UNITS IN THE FLFLOORS ABOVE.

NEIGHBORHOOD CHARACTERISTICS:

THIS AREA IS PART OF THE NEW DOWNTOWN KENDALL WHICH IS MIXED USES TO INCLUDE COMMERCIAL / RETAIL / OFFICES /CONDOS AND RESTAURANTS WITH OUTDOOR DINING.

COMMENTS:

PICTURES OF THE PROPERTY WERE PROVIDED BY THE APPLICANT FOR VIEWING. THIS INSPECTOR SUPPLIED PICTURES OF THE SURROUDING PROPERTIES.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 1. NE CORNER OF PROPERTY AT SW 88 ST & S. DADELAND BLVD.



Date: 18-AUG-11

Comments: 1. NW CORNER OF PROPERTY AT SW 88 ST & SW 72 CT.



Date: 18-AUG-11

Comments: 1. SW EXPOSURE - SW CORNER OF PROPERTY ST S. DADELAND BLVD & SW 90 WAY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 1. SE EXPOSURE - N VIEW SW 72 CT & SW 90 WAY.



Date: 18-AUG-11

Comments: 1. NW EXPOSURE - S VIEW OF S. DADELAND BLVD.



Date: 18-AUG-11

Comments: 2. DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - N VIEW FROM S.DADELAND BLVD.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 2.0 DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - NE VIEW FROM SW 88 ST & SW 72 CT.



Date: 18-AUG-11

Comments: 3.0 7300 N KENDALL DR - LOT W OF PROPERTY



Date: 18-AUG-11

Comments: 3.2 7360 N KENDALL DR - LOT W OF W OF
PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 3.1 7360 N KENDALL DR - LOT W OF W OF PROPERTY.



Date: 18-AUG-11

Comments: 4. 9090 S DADELAND BLVD MARRIOTT - LOT SW OF PROPERTY.



Date: 18-AUG-11

Comments: 5. S. DADELAND METRORAIL STATION - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 5.0 S. DADELAND METRORAIL- S OF PROPERTY
ALONG SW 90 WAY.



Date: 18-AUG-11

Comments: 6. 7200-7260 SW 88 ST - E OF PROPERTY - FROM
SW 72 CT. STORES: CONTAINER STORE, OLD
NAVY, OFFICE DEPOT & BRANDSMART USA.



Date: 18-AUG-11

Comments: 7. SHORT'S 9200 S DIXIE HWY - SW OF PROPERTY.

Inspector **HASSUN, PEDRO**
Evaluator **CARL HARRISON**
Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 8. AUTO PERFECTION WINDOW TINTING 9180 S DIXIE HWY - SW OF PROPERTY.



Date: 18-AUG-11

Comments: 9.0 BARE NECESSITY - ROLLO'S LOUNGE 9100 S DIXIE HWY.



Date: 18-AUG-11

Comments: 10. SUBWAY 9060 S DIXIE HWY - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 11. HAVANA SPICE CAFE 9050 S DIXIE HWY - SE OF PROPERTY.

Project Information

Site Information

Net Lot Area 323,000 square feet (7.42 acres)
Zoning Designation Downtown Kendall Urban Center District
Main Use & Occupancy Classification Residential / Mercantile / Assembly

Sign Requirements

Allowed	Proposed	Remarks
Development Parameters Section 33-294.62 (B)(3)(b)	Violates Home Art Retail Subdistrict	
Awnings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into rights-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face 1'-0" encroachment into r.o.w. and 5'-10" from curb face 134" from sidewalk to bottom of sign Encroachment is lower than building	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs For Banner Signs
Permanent Point of Sale Signs (in Core and Center Sub-Districts) Section 33-294.63 (B)(2)(b)		
(i) Size	24 square feet maximum 8 square feet maximum for cantilever projecting	17.00 and 28.22 square feet 17.00 and 28.22 square feet For Banner Signs For Banner Signs
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant	ADDITIONAL smaller advertising signs for each tenant at NON-FRONTAGE locations For Banner Signs
(iii) Building Identification Wall Sign	Permitted above right floor. One (1) sign per frontage is permitted; each sign shall be a maximum of three hundred (300) square feet	N/A For Banner Signs
(iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line	North Kendall Drive = 4 foot encroachment beyond north property line Dadeland Boulevard = 1 foot encroachment beyond west property line SW 72nd Court = 30'-5" setback from east property line For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs
(v) Illumination	Section 33-46, (b) Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited	N/A
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign	N/A
(vii) Special Conditions	No permit required for awnings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Backlit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and quotations carved into stone or stone relief may occupy up to ten (10) percent of a facade.	N/A
(viii) Prohibited	No sign shall exhibit threaten any level or lewd/vulgar matter	N/A
Directional Signs (to direct traffic flow and locate entrances and exits) Section 33-294.63 (B)(3)		
(i) Size	Do not exceed three (3) square feet in area	2.65 & 2.30 square feet 14.22 square feet For parking directional signs For lettering on top of parking garage entrance canopy
(ii) Height	Do not exceed four (4) feet in height above grade	17'-4" above grade to top 17'-2" above grade to top 17'-4" above grade to top For parking directional signs on lamp posts For parking directional signs on parking garage entrance canopy For parking garage entrance canopy lettering sign
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided
(iv) Prohibited	Logos, names, and advertising are not permitted on such signs	Letter also approved: 4.31 square feet & 10.18" above grade to top On parking garage entrance canopy

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 27 2011
BY: SDE

ZONING DATA

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
2270 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
Z10-044
SEP 26 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: XH

One Beacon Tower
Suite 1200
Two South Broward Blvd
Fort Lauderdale, FL 33304
T 954-462-4776
F 954-462-8770
www.addinc.com

ADD Inc.
1000 NE
10th Avenue
Fort Lauderdale, FL 33304

ARCHITECTURE + DESIGN

ADD Inc

W
96

ZONING HEARING PLANS REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: pandel

ON: 9/26/11

ZONING EVALUATOR

- ☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: W 9/26/11

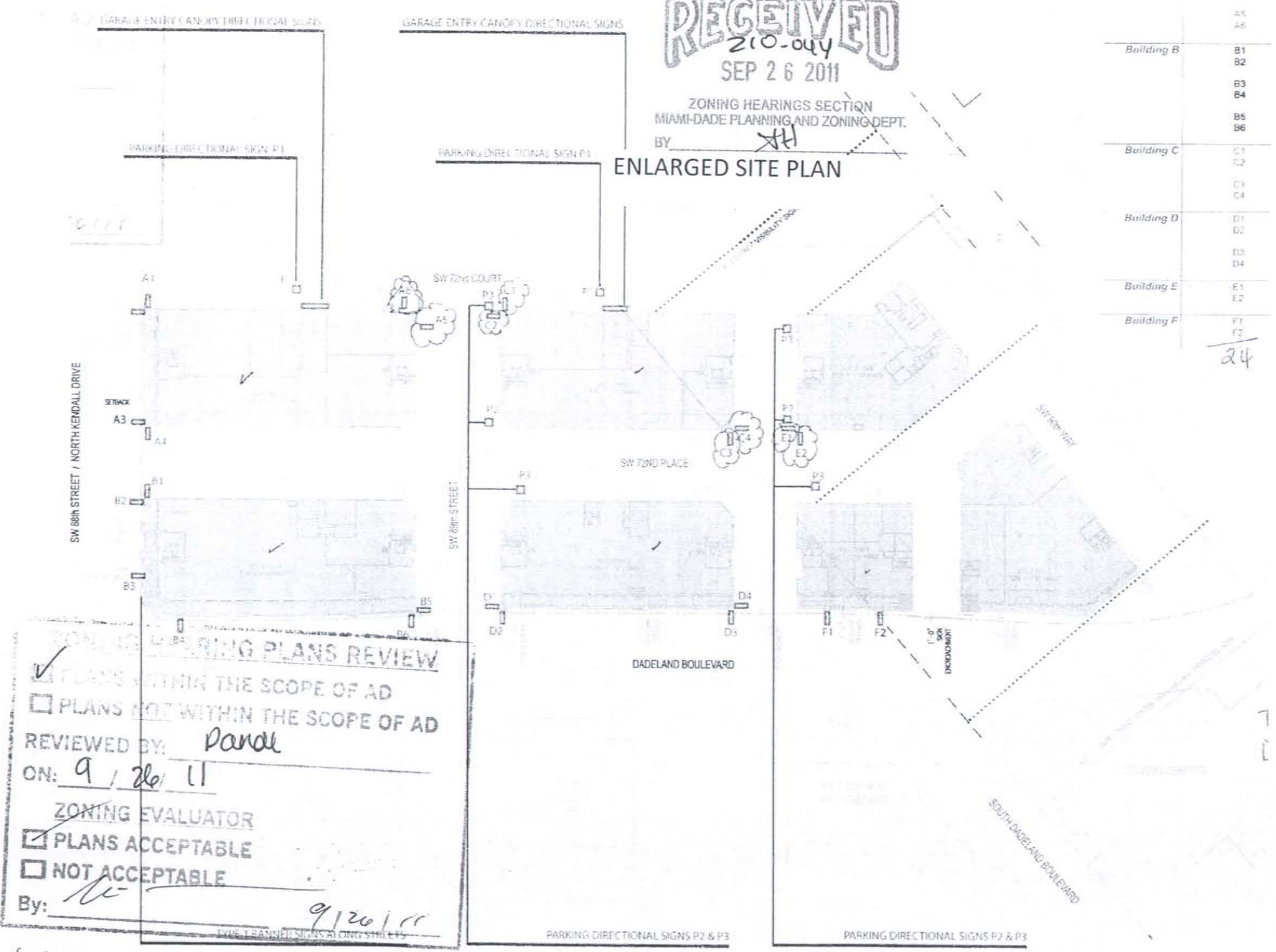
RECEIVED
210-044
SEP 26 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *TH*

ENLARGED SITE PLAN

Building B	B1 B2 B3 B4 B5 B6
Building C	C1 C2 C3 C4
Building D	D1 D2 D3 D4
Building E	E1 E2
Building F	F1 F2

24



ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *Pand*
 ON: *9/26/11*

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *TH*
9/26/11

TYPE 1 BANNER SIGNS ALONG STREETS

-28.33 # signs

PROPOSED SITE PLAN
1"=50'

37

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD ☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Danal

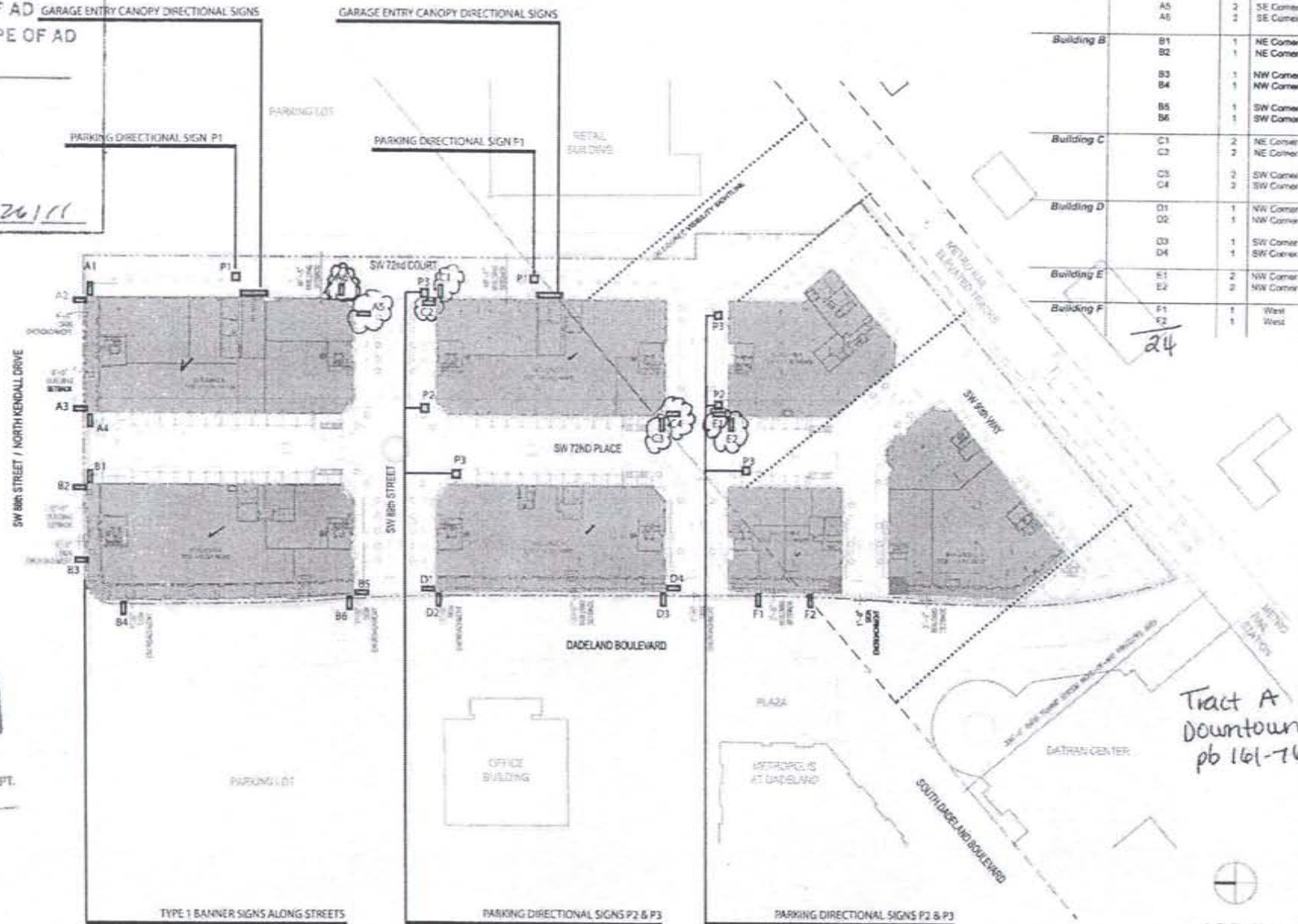
ON: 9/26/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE

☐ NOT ACCEPTABLE

By: 1/4 9/26/11



Banner Sign Schedule

Building Name	Banner Designation	Type	Location
Building A	A1	1	NE Corner
	A2	1	NE Corner
	A3	1	NW Corner
	A4	1	NW Corner
	A5	2	SE Corner
Building B	B1	1	NE Corner
	B2	1	NE Corner
	B3	1	NW Corner
	B4	1	NW Corner
	B5	1	SW Corner
Building C	C1	2	NE Corner
	C2	2	NE Corner
	C3	2	SW Corner
	C4	2	SW Corner
Building D	D1	1	NE Corner
	D2	1	NW Corner
	D3	1	SW Corner
	D4	1	SW Corner
Building E	E1	2	NW Corner
	E2	2	NW Corner
Building F	F1	1	West
	F2	1	West

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 27 2011
BY: SDB

PROPOSED SITE
MODIFICATIONS

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156

Tract A
Downtown Kendall
pb 161-76

One Million Year
July 1999
Two South Boulevard
Miami, FL 33131
1.800.444.4444
www.addinc.com

ADD Inc.
1000 N. W. 10th Ave.
Miami, FL 33136
305.575.1111

ARCHITECTURE + DESIGN

ADD Inc

PROPOSED SITE PLAN
1"=50'

A-8

-28.33 # signs

RECEIVED
Z10.044
SEP 26 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AD

PROJECT #09163.00

3.8

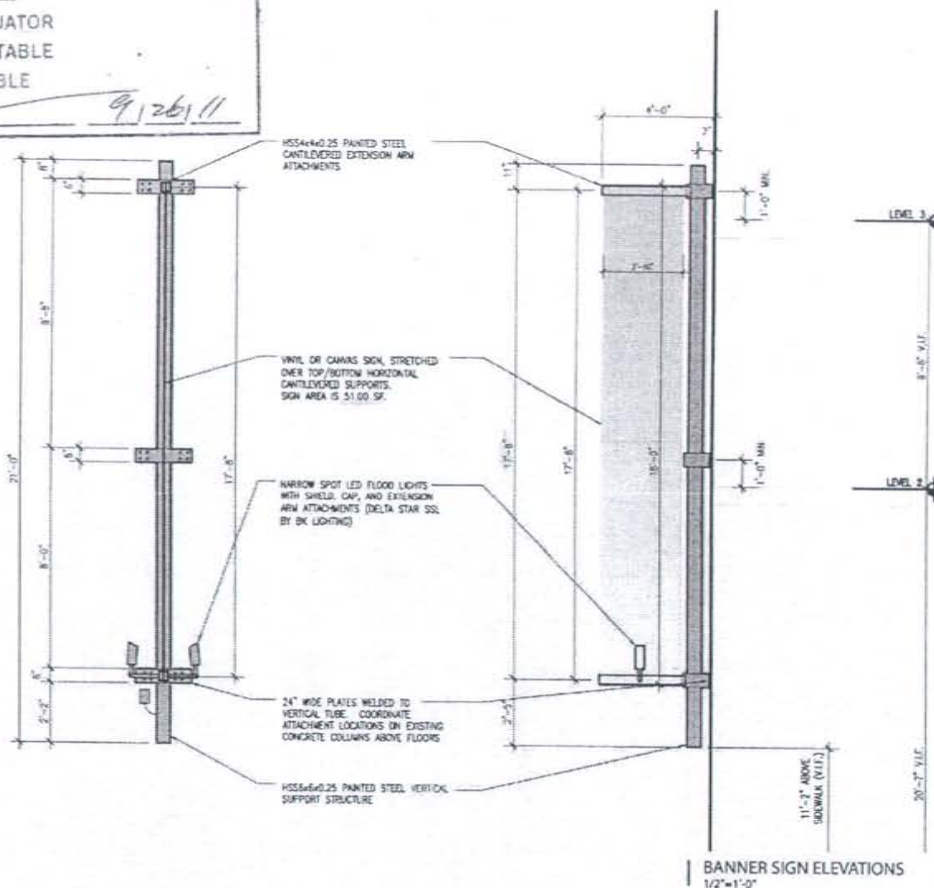
Technical drawing of a flood light assembly. The drawing shows a vertical assembly with the following dimensions and components:

- Overall height: 4'-0"
- Height from base to flood light: 1'-6"
- Height from base to attachment plate: 1'-5"
- Attachment plate welded to 6"x6" vertical tube and bolted to concrete column.
- Flood light below.
- 6"x6" painted horizontal steel tube.
- Base width: 2'-6"

RECEIVED
210.044
SEP 26 2011

TYPE 1 BANNER SIGNS LOCATED ALONG NORTH KENDALL DRIVE AND DADELAND BOULEVARD:
A1, A2, A3, A4, B1, B2, B3, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: pandi
 ON: 09 / 26 / 11
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
 By: [Signature] 9/26/11



Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

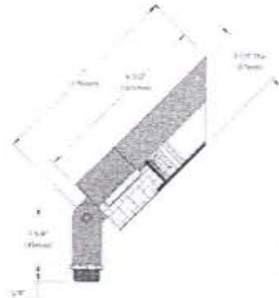
One Stopper Travel
Suite 1070
Two South Shoppes Blvd.
Miami, FL 33133
T 305-462-8760
F 305-462-8770
www.1stopper.com

JOHN
J. J. J. J.
J. J. J. J.
J. J. J. J.

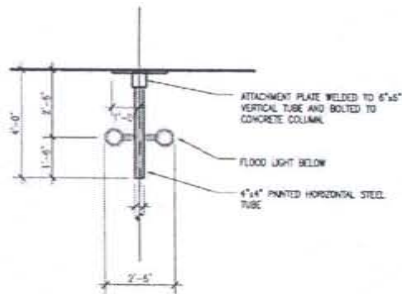
ARCHITECTURE + DESIGN

ADD Inc

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDB



BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
 NO SCALE



BANNER SIGN PLAN
 1/2"=1'-0"

ZONING HEARING PLANS REVIEW

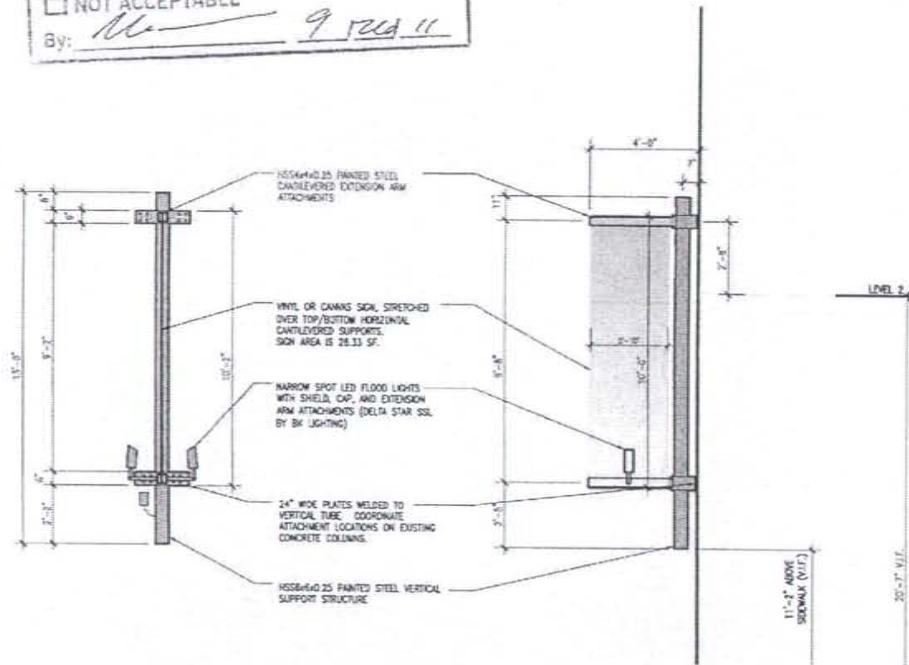
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: dandi
 ON: 09/20/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: He 9/20/11



BANNER SIGN ELEVATIONS
 1/2"=1'-0"

TYPE 2 BANNER SIGNS LOCATED ALONG
 SW 72ND COURT AND SW 72ND PLACE:
 A5, A6, C1, C2, C3, C4, E1, E2

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

BANNER SIGN TYPE 2
 DETAILS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

One Billion Trust
 Suite 100
 Two South Broward Blvd
 Miami, FL 33131
 T: 305.441.8700
 F: 305.441.8700
 www.addinc.com

ARCHITECTURE + DESIGN

ADD Inc

A-10

PROJECT #09163.00

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 Z10-044
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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: Att

90

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 ZONING HEARING PLANS REVIEW
 MIAMI-DADE COUNTY
 PROCESS # 210-0445 WITHIN THE SCOPE OF AD
 DATE: SEP 26 2011
 BY: SDB

REVIEWED BY: nanal
 ON: 09 / 26 / 11
 ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
 By: He 9/26/11

RECEIVED
 210-0445
 SEP 26 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: XH



NORTH ELEVATION ALONG KENDALL DRIVE
 NO SCALE



EAST ELEVATION ALONG SW 72ND COURT
 NO SCALE



WEST ELEVATION ALONG DADELAND BOULEVARD
 NO SCALE

101
 DOWNTOWN DADELAND
 7226 NORTH KENDALL DRIVE
 MIAMI, FL 33156

BANNER SIGN OVERALL
 ELEVATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7226 NORTH KENDALL DRIVE
 MIAMI, FL 33156

One-Stop Design Team
 Julie 3070
 Tom 3070
 Miami, FL 33131
 P. 305.462.4770
 F. 305.462.4770
 www.addinc.com

ADD Inc
 1344 NW 10th Street
 Miami, FL 33136
 P. 305.462.4770
 F. 305.462.4770
 www.addinc.com

ARCHITECTURE + DESIGN

ADD Inc

A-11

PROJECT #09163.00

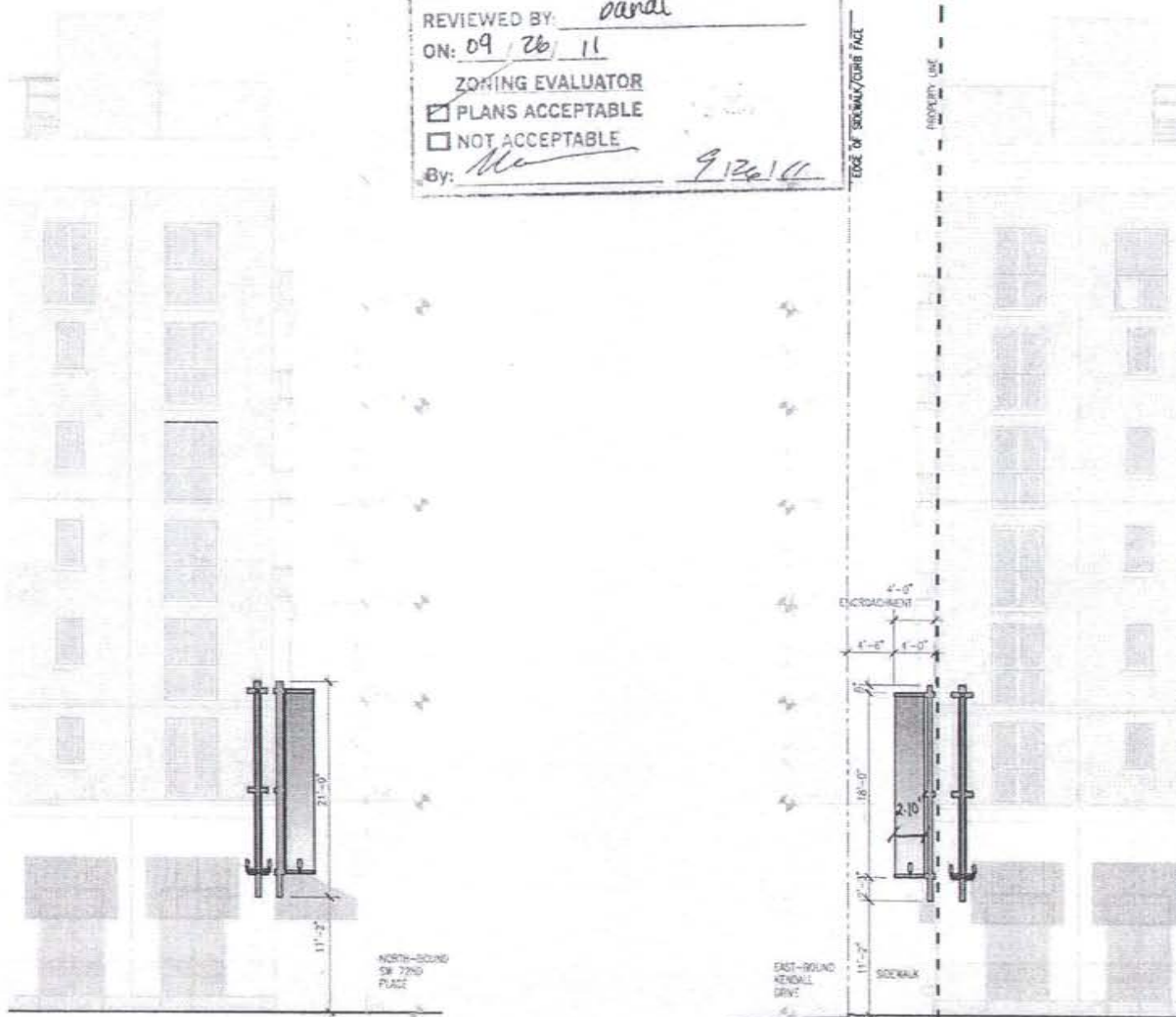
41

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MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDB

RECEIVED
Z10-044
SEP 26 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AH

PROJECT #09163.00

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: pandi
 ON: 09/26/11
ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
 By: Me 9/26/11



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"

PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

DOWN TOWN DADELAND
770 NORTH KENDALL DRIVE
MIAMI, FL 33156

BANNER SIGN BUILDING
ELEVATIONS

Board of County
Commissioners Hearing
09.26.11

DOWN TOWN DADELAND
770 NORTH KENDALL DRIVE
MIAMI, FL 33156

City of Miami
Office: 100
100 South Biscayne Blvd
Miami, FL 33132
T: 305-461-8100
F: 305-461-8100
www.miamigov.com

ADD Inc
1401 NW 14th Street
Fort Lauderdale, FL 33311

ARCHITECTURE + DESIGN

ADD Inc

A-12

42

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDE

ZONING HEARING PLANS REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: dandi

ON: 09 / 26 / 11

ZONING EVALUATOR

- ☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: Mr. ————— 9/26/11

RECEIVED
210-044
SEP 26 2011

ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.
BY Ad

PROJECT #09163.00

PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"

PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8"=1'-0"



DOWN TOWN HANDEL

BANNER SIGN BUILDING ELEVATIONS

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

One Bayside Street
Suite 1670
Fort South Bayside Blvd.
Miami, FL 33177
T: 305-462-2700
F: 305-462-6170
www.jbco.com

ADDN
LIFE SAVING
JOURNAL

ARCHITECTURE + DESIGN

A-13

43

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDB

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: pandl

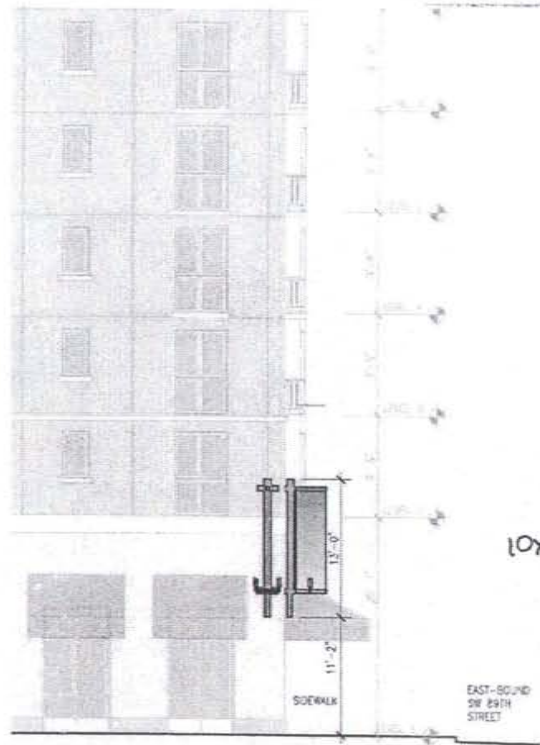
ON: 09/26/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

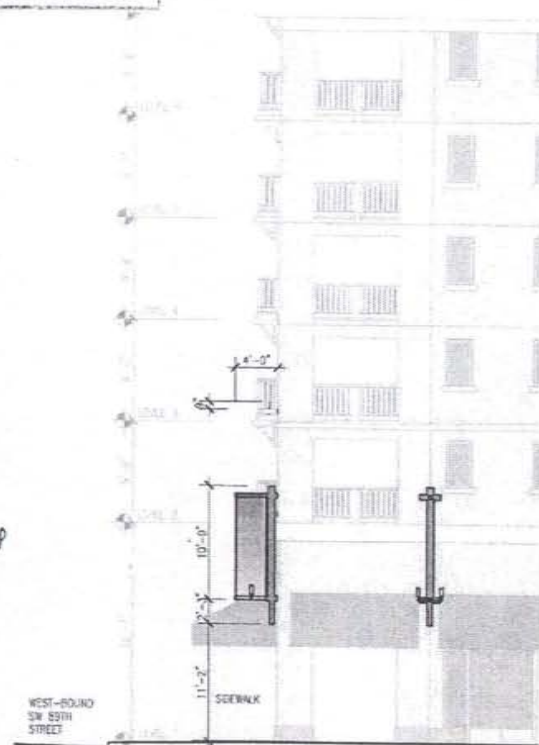
By: [Signature] 9/26/11

RECEIVED
 10-044
 SEP 26 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]



PROPOSED PARTIAL ELEVATION
 ALONG SW 72ND COURT
 1/8"=1'-0"

10x2.85-2P.304



PROPOSED PARTIAL ELEVATION
 ALONG SW 72ND COURT
 1/8"=1'-0"



BANNER SIGN BUILDING
 ELEVATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7720 NORTH KENDALL DRIVE
 MIAMI, FL 33156

City of Dadeland
 1001 NW 10th St
 Miami, FL 33136
 305.462.2700
 www.dadeland.com

ADD Inc.
 1811 NW 10th St
 Fort Lauderdale, FL 33311
 954.496.2991

ARCHITECTURE + DESIGN

ADD Inc

44

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDB

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *pand*

ON: 09 / 26 / 11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

BY: *Mc* 9/26/11

RECEIVED
ZONING HEARING SECTION
MIAMI-DADE COUNTY
SEP 26 2011
BY: *Mc*



AT SW 72nd COURT
NO SCALE

ADD INC

A-15

ARCHITECTURE + DESIGN

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

Board of County
Commissioners Hearing
09/26/11

BANNER SIGN PHOTO-
MONTAGES

10' 0" 10' 0" 10' 0" 10' 0"

45

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDE



BANNER SIGN PHOTO-MONTAGES

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

PLANNING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD

☐ PLANS OUTSIDE THE SCOPE OF AD

REVIEWED BY: *parul*

ON: *09 26 11*

PROJECT #09163-00

RECEIVED
 Z10-044
 SEP 26 2011

AT NORTH KENDALL DRIVE
 NO SCALE

THE DESIGN FIRM
 4001 N.W. 10TH
 FORT LAUDERDALE, FL 33304
 PHONE: 954.221.1111
 FAX: 954.221.1111
 WWW.DDFIRM.COM

ADP/FL
 TUCKER M. HARRIS
 ARCHITECT/DESIGNER
 1100 N.W. 10TH

ARCHITECTURE • DESIGN

46

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDB



BANNER SIGN PHOTO-MONTAGES

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 2275 NORTH KENDALL DRIVE
 MIAMI, FL 33146

Architect: ADD Inc.
 4000 S.W. 11th Ave.
 Suite 1000, Miami, FL 33135
 Phone: (305) 444-1111
 Fax: (305) 444-1112
 Website: www.addinc.com

ARCHITECTURE + DESIGN

ADD Inc

A-17

RECEIVED
 Z10-044
 SEP 26 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *AB*

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: *pandl*

ON: *09/26/11*

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *Wes* *9/26/11*

ALONG DADELAND BOULEVARD
 LOOKING NORTH
 NO SCALE

PROJECT #09163.00

47

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDB

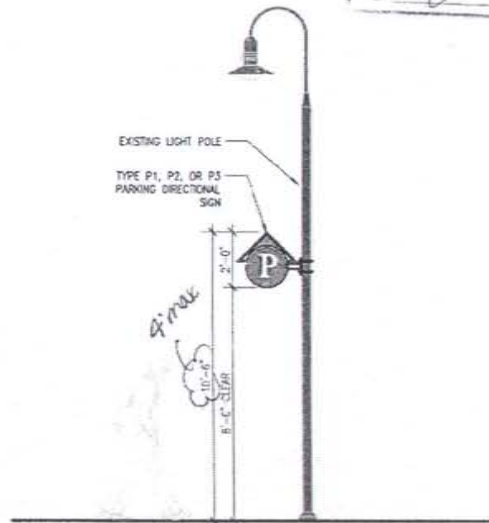
ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

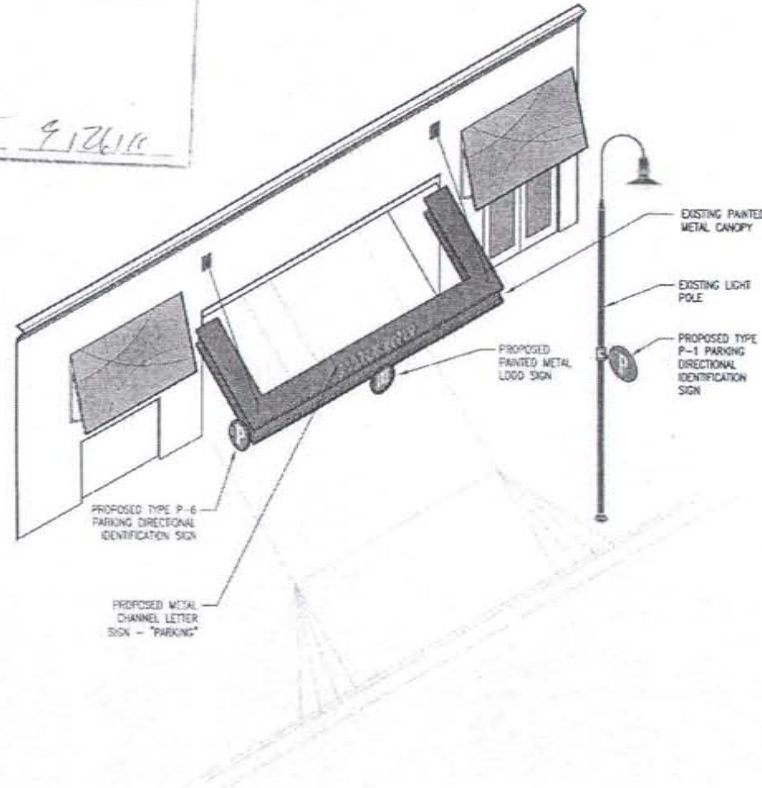
REVIEWED BY: *pandl*
ON: 09-26-11

ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *lc* 912611



PROPOSED SIGN ELEVATION
1/2" = 1'-0"



PROPOSED AERIAL VIEW
OF GARAGE ENTRANCE
AND EXIT
NO SCALE

RECEIVED
Z10-044
SEP 26 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *TH*

PROJECT #09163.00

101
THREE - THREE - SIX - ONE - ONE

PARKING
DIRECTIONAL SIGNS -
AXONOMETRIC

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
2270 NORTH KENDALL DRIVE
MIAMI, FL 33156

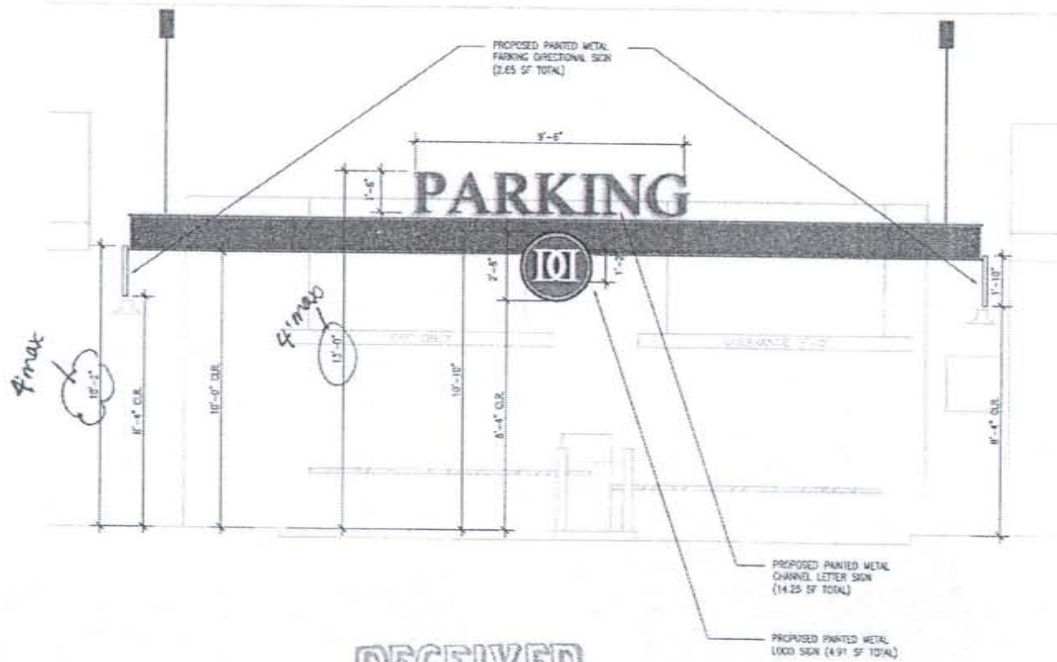
One Shadyline Drive
Suite 300
Fort Lauderdale, FL 33301
P: 954-462-8700
F: 954-462-8710
www.addinc.com

ADD Inc.
1101 S.W. 8th Street
Fort Lauderdale, FL 33301
P: 954-462-8700
F: 954-462-8710
www.addinc.com

ARCHITECTURE + DESIGN

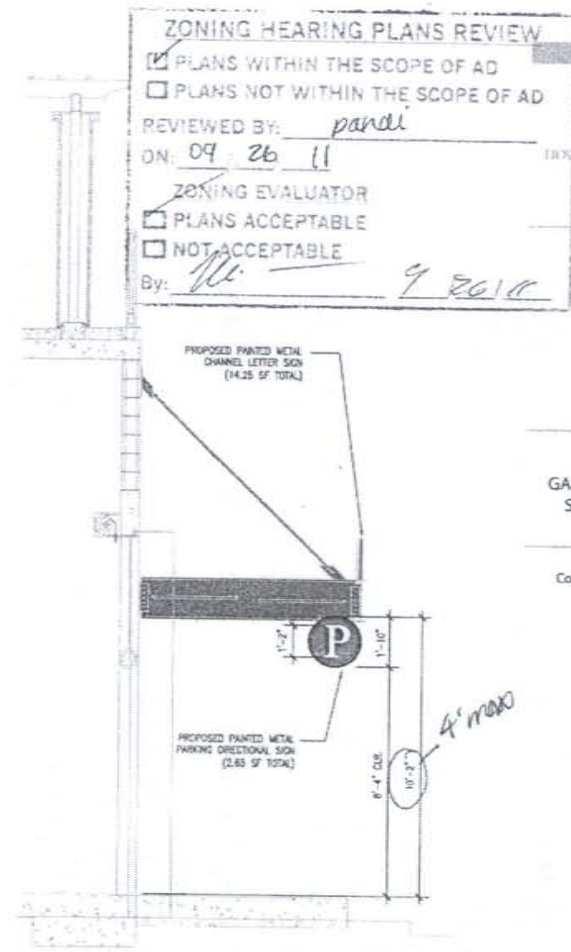
ADD Inc.

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 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDE



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 Z10-044
 SEP 26 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *AT*

PROPOSED FRONT ELEVATION
 1/2"=1'-0"



PROPOSED SIDE ELEVATION
 1/2"=1'-0"

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *pandi*
 ON: 09 26 11

ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *W* 9 26/11

PARKING
 GARAGE ENTRY/EXIT
 SIGN ELEVATION

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7375 NORTH HERNDALL DRIVE
 MIAMI, FL 33156

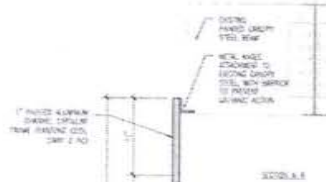
ADD Inc
 7375 NORTH HERNDALL DRIVE
 MIAMI, FL 33156
 (305) 555-1111
 www.addinc.com

ARCHITECTURE + DESIGN

ADD Inc

49

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDH



ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: parde

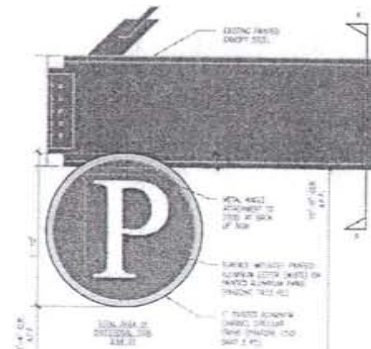
ON: 09/26/11

ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

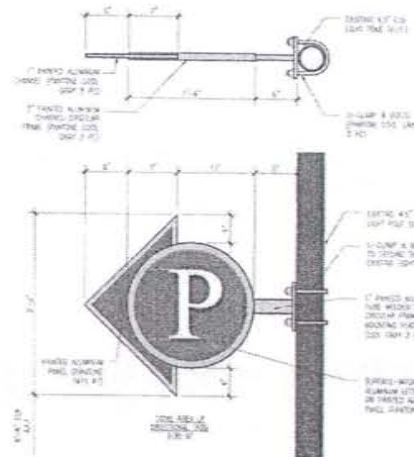
By: W 9/26/11

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Z10-044
SEP 26 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: TH

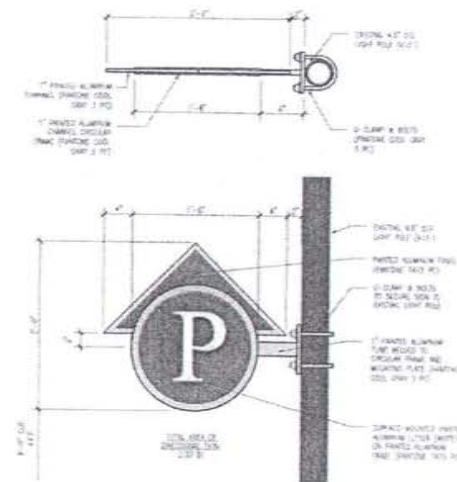
PROJECT #09163.00



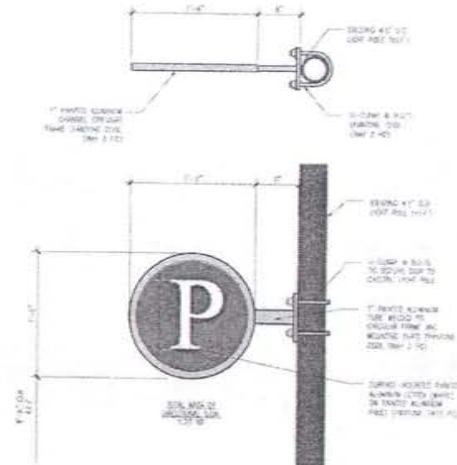
GARAGE ENTRY / EXIT SIGN
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P3
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P2
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P1
1-1/2" x 1'-0"

101
DOWNTOWN DADELAND
A COMMUNITY DEVELOPMENT INITIATIVE

PARKING
GARAGE DIRECTIONAL
SIGN DETAILS

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7770 NORTH RENDALL DRIVE
MIAMI, FL 33156

City of Miami
Department of
Transportation
Planning & Design
7770 North
Rendall Drive
Miami, FL 33156

ADD Inc.
1400 NW
14th Avenue
Fort Lauderdale, FL 33304

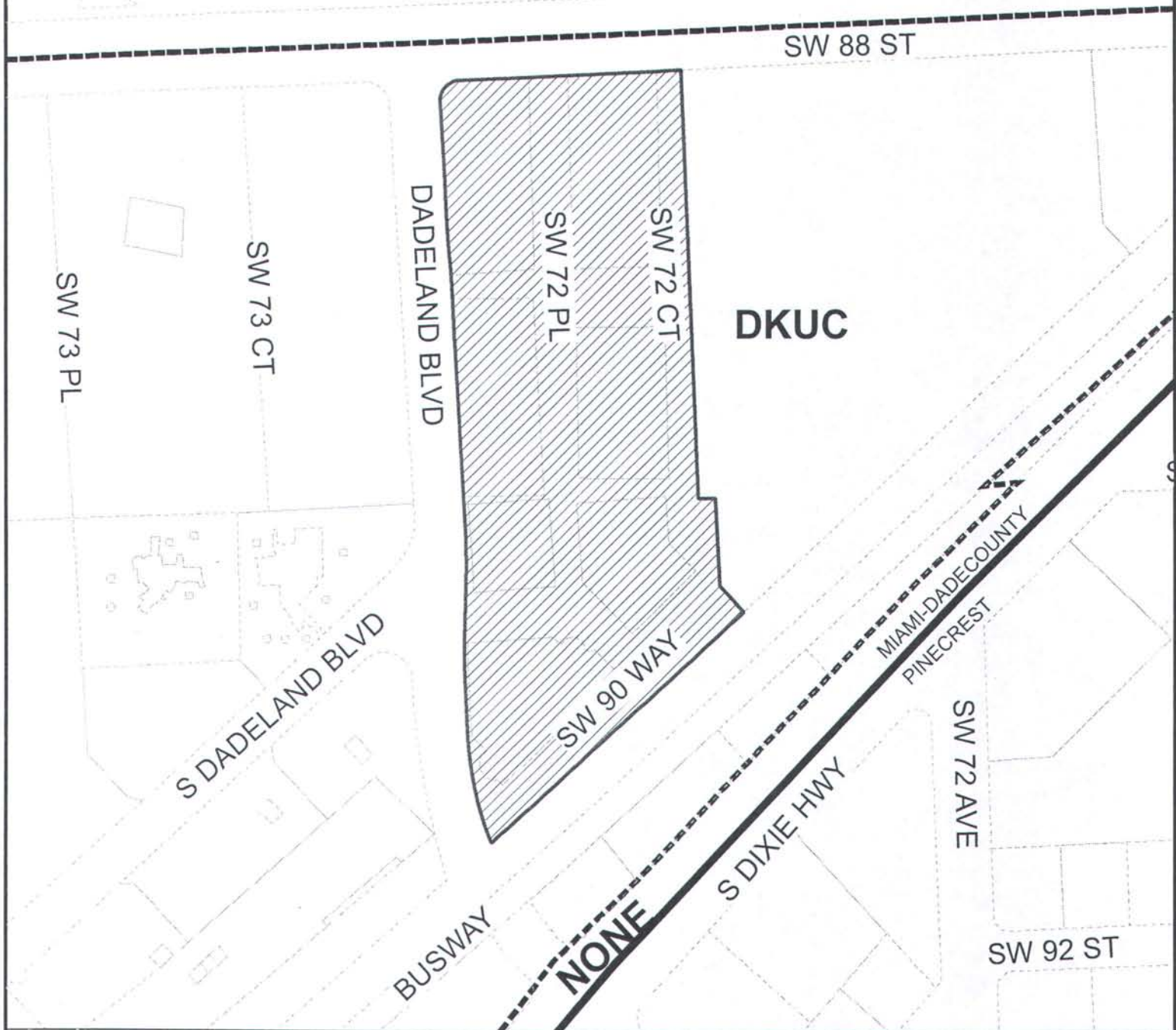
ARCHITECTURE + DESIGN

ADD Inc.

A-20

50



DADELAND MALL
DKUC



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000044

Legend

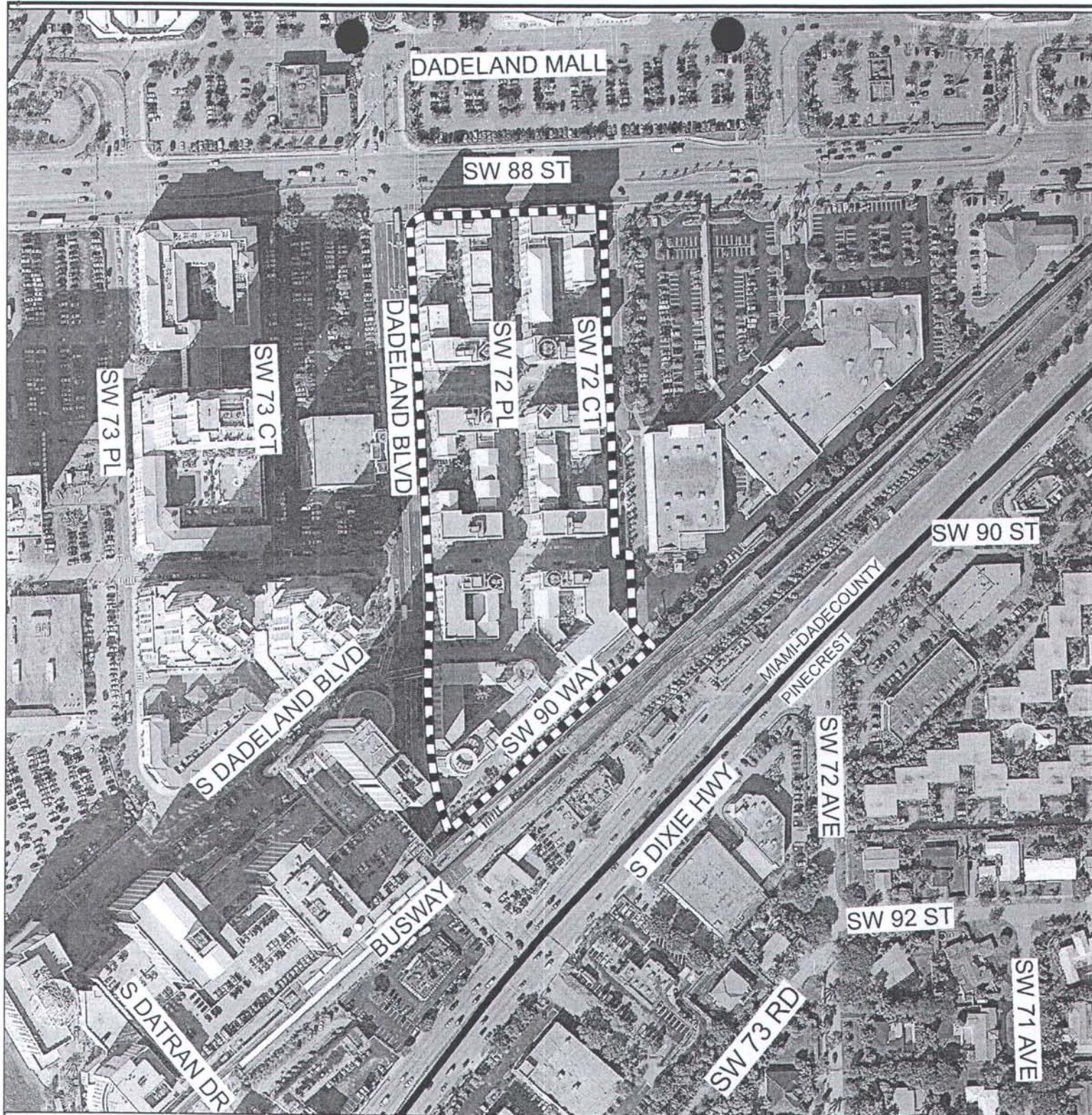
-  Subject Property Case
-  Zoning



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



REVISION	DATE	BY
		51



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000044

Legend



Subject Property



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY

B. DOWNTOWN DADELAND RETAIL, LLC.
(Applicant)

10-11-C12-3 (10-044)
BCC/District 07
Hearing Date: 10/20/11

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	BCC	Approved
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	ACC	Recommended for Approval
1968	George Williamson Cadillac Company	- Variance of sign regulation.	BCC	Appeal Approved, Application Approved
1968	George Williamson Cadillac Company	- Variance of sign regulation.	ZAB	Denied
1970	Larry Costley Chevrolet	- Variance of sign regulation.	ZAB	Approved
1971	Larry Costley Chevrolet	- Variance of sign regulation.	BCC	Appeal Denied, Application Approved
1984	George E. Williamson	- Non-Use Variance of open space requirements.	ZAB	Approved w/conds.
1986	Southeast Banking Corp.	- Non-Use Variance of setback requirement & Floor Area Ratio.	ZAB	Approved w/conds.
1999	George E. Williamson, II ET AL	- Special Exception to permit a mixed-use development. - Non-Use Variance of the fixed guide way rapid transit. - Unusual Use to permit outdoor dining. - Non-Use Variance of zoning regulations. - Special Exception of alcoholic spacing. - Non-Use Variance of landscaping requirements.	BCC	Approved w/conds.

2002	George E. Williamson II & Thomas W. Williamson	- Deletion of a Declaration of Restrictions.	BCC	Approved
------	--	---	-----	----------

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: 10-06-2011

#Z-

ITEM: 1.

APPLICANT: Downtown Dadeland Retail, LLC
(10-11-\C12-3/10-044)

MOTION: Deferred to October, 20, 2011

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Bell		X		
Bovo		X		
Diaz				X
Heyman	S	X		
Jordan	M	X		
Monestime		X		
Moss		X		
Sosa				X
Souto		X		
Suarez		X		
Vice Chairwoman Edmonson		X		
Chairman Martinez				X
TOTAL		10	0	3

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC**

A

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-11-CZ12-3 (10-44)	March 30, 2011	CZAB12	5	11

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input checked="" type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input checked="" type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/>		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCILMAN		Alberto SANTANA			X
VICE CHAIRMAN		Jose I. VALDES	X		
COUNCIL WOMAN	S	Angela VAZQUEZ	X		
COUCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jorge Luis GARCIGA		X	
VOTE:			4	1	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: THOMAS ROBERTSON

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

A

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC**

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-11-CZ12-3 (10-44)	December 16, 2010	CZAB12		10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>March 30, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	To revise site plan and work with the neighbors.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEYS: **THOMAS ROBERTSON**
MERCEDES HOLSTON

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

#3

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC.**

REPRESENTATIVE: **Ben Fernandez**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-11-CZ12-3 (10-044)	November 18, 2010	CZAB12 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Dec 16, 2010</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferred due to a lack of time.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			4	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **JOHN MCINNIS**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Downtown Dadeland Retail, LLC.

PH: Z10-044 (10-11-CZ12-3)

SECTION: 2-55-40

DATE: October 20, 2011

COMMISSION DISTRICT: 7

ITEM NO.: B

A. INTRODUCTION

o **REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board (CZAB) #12 which denied without prejudice the following:

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking to appeal the CZAB's denial of the application to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations; to allow larger cantilever projecting signs to encroach into the right-of-way; and to permit directional signage with logos to be taller than allowed by the zoning regulations

- o **LOCATION:** Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida.

- o **SIZE:** 7.42 acre.

ZONING HEARINGS HISTORY:

From 1961, portions of the subject property were approved through the zoning hearings process for district boundary changes, special exceptions and variances from the zoning

regulations. Significantly, in November 1968, the subject property was approved to allow a 2nd detached Class B Point of Sale sign, pursuant to Resolution #Z-314-68. Similarly, in 1971, pursuant to resolution #Z-29-71, the subject property was approved to allow more signage on a street frontage and on the subject property than allowed by the zoning regulations. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

*Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the*

intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

DKUCD; mixed use residential and retail uses

Community Urban Center

Surrounding Properties:

NORTH: DKUCD; shopping mall

Community Urban Center

SOUTH: DKUCD: Metro-Rail Station facility

Community Urban Center

EAST: DKUCD: retail stores

Community Urban Center

WEST: DKUCD; offices, hotels

Community Urban Center

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.
*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will*

be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to the conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

On March 31, 2011, the Community Zoning Appeals Board (CZAB) #12, denied without prejudice the entire application by a vote of 4 to 1, pursuant to Resolution #CZAB12-5-11. Subsequently, on April 18, 2011, the applicant appealed the CZAB-12's decision to the Board of County Commissioners (BCC) citing that the Board's decision to deny the application was, void of substantial competent evidence, and contrary to the recommendation of the Department of Planning and Zoning. The item was deferred from the October 6, 2011, meeting of the BCC to allow the applicant to meet with the community.

The applicant submitted revised plans within the scope of the advertisement on September 26, 2011. Said plans indicate the removal of four (4) of the cantilever signs from the two (2) southernmost buildings along Dadeland Boulevard and replace them with two (2) cantilever signs that extend diagonally from the building. Additionally, the revised plans indicate the reduction in the size of the cantilever signs that are internal to the site and fronting on SW 72 Court and SW 72 Place, from 51 sq. ft. to 28 sq. ft. in area. Additionally, the applicant has proffered an additional condition that all the lights on the signage be turned off at 11:00 PM daily. Staff is supportive of these changes and of the additional condition which in staff's opinion indicates some sensitivity on the part of the applicant to the residents in the buildings.

The subject property is located south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, approximately **9 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-3, Liberal Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this appeal will permit the existing retail center with more signage per tenant and cantilever signs on a street frontage than allowed; allow cantilever projecting signs to encroach into the right-of-way; and permit directional signage with logos to be taller than allowed by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center (DKUC) District** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance,

are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3) signs per street frontage, per tenant: to permit additional cantilever projecting signs (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.75 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted (request #2); to permit directional signs with a height varying from 10'2" to 13', where a maximum height of 4' is permitted (request #3) and finally, to permit directional signs with logos (request #4), which is also not permitted in the DKUCD.

The applicant has indicated in their letter of intent that the increased signage, signage size and locations being requested is to allow for the success of the retail stores and restaurants located on the ground floors of the seven (7) buildings located within the subject property. Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and Dadeland Boulevard. Staff concurs with this and further opines that approval of the requests for additional signage, signage projecting into the right-of-way and signage that will be elevated above the height allowed by the district regulations, will allow passersby to locate and arrive at their destination within this retail and residential district faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates *that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff opines that this development is unique and that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative effect on the appearance of the community. The subject parcel consists of seven (7) buildings, all of which are seven (7) stories high, surrounding a central plaza area where the majority of the retail and restaurant businesses front. As such, the applicant opines, and staff concurs, that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and Dadeland Boulevard. Staff has consistently recommended denial

of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances.

Staff notes that the proposed cantilever signs rise approximately 10' above the height of the first floor businesses. This results in a visual intrusion on the residential units above the businesses. However, staff opines, that given the unique circumstances of this tight-nit mixed use development consisting of multiple high-story buildings and retail establishments within this urban center, the approval of the requests for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way and directional signage above the height that is allowed, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Further, staff notes that the subject site was previously approved for variances to the signage regulations on more than one occasion and as such, approval of this request would not be precedent setting. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts the elevated Metrorail platform and lines to the south, and multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

Based on the aforementioned, staff recommends approval of the appeal and approval with conditions of requests #1 through #4, under Section 33-311(A)(4)(b) (NUV).

H. **RECOMMENDATION:** Approval with conditions.

I. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 1/14/11 and last amended 9/26/11.
3. That all the lights with signage be turned off at 11:00 PM daily.
4. That the use be established and maintained in accordance with the approved plan.

DATE TYPED:

09/20/10

DATE REVISED:

09/22/10, 10/06/10, 11/22/10, 01/21/11, 02/09/11, 03/17/11, 09/09/11

DATE FINALIZED:

10/06/11

MCL:GR:NN:AA:CH



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN
GR

Memorandum

MIAMI-DADE
COUNTY

Date: May 7, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-12 #Z2010000044
Downtown Dadeland Retail, LLC
7270 N. Kendall Drive
To Permit Point of Sale and Directional Signs Throughout the
Development (Not Permitted)
(DKUC) (7.42 Acres)
02-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the point of sale and directional signs will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PH# Z2010000044
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DOWNTOWN DADELAND RETAIL, LLC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

25-MAY-10



Memorandum

Date: 26-MAY-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000044

Fire Prevention Unit:

No objection to resubmission.

Service Impact/Demand

Development for the above Z2010000044
located at LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid 1832 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

Memorandum



Date: June 13, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *M.I.* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2010000044: Downtown Dadeland Retail, LLC

Application Name: Downtown Dadeland Retail, LLC

Project Location: The site is located south of 88th Street, between SW 72nd Court and SW 72nd Place, Miami-Dade County.

Proposed Development: The applicant is requesting a variance for banner signs and directional signs for an existing use.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE 1833.81

RECEIPT # _____

DATE HEARD 3/30/11

BY CZAB # 12

RECEIVED
210-044
APR 18 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

BY _____
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z-2010-044

Filed in the name of (Applicant) Downtown Dadeland Retail, LLC

Name of Appellant, if other than applicant Ben Fernandez, Esq.

Address/location of APPELLANT'S property: 7270 North Kendall Drive, Miami, FL 33156

Application, or part of Application being Appealed (Explanation): The entire application.

Appellant (name): Ben Fernandez, Esq.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

APPELLANT MUST SIGN THIS PAGE

Date _____ day of April, year: 2011

Signed _____

Ben Fernandez, Esq.

Print Name

200 South Biscayne Boulevard, Suite 850

Mailing Address

Miami

FL

33131

305-377-6235

Phone

305-377-6222

Fax

Signed _____

Print Name

Mailing Address

Phone

Fax

Subscribed and Sworn to before me on the 18th day of April, year 2011

Betty Llerena
Notary Public

(stamp/seal)



Commission Expires: 3/5/14

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Ben Fernandez
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury I
and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

Ben Fernandez
Print Name

[Signature]
Signature

CRISTINA D. GONZALEZ
Print Name

[Signature]
Appellant's Signature

Ben Fernandez, Esq.
Print Name

[Signature]
Appellant's Signature

[Signature]
Print Name

Sworn to and subscribed before me on the 18th day of April year 2011

Appellant is personally known to me or has produced _____ as
identification.

[Signature]
Notary Public

(stamp/seal)



Commission Expires: 3/5/14

RESOLUTION NO. CZAB12-5-11

WHEREAS DOWNTOWN DADELAND RETAIL L. L. C., applied for the following:

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," DOWNTOWN DADELAND, Plat book 161, Page 76.

LOCATION: Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requests to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (Item #1), to permit cantilever projecting signs to encroach into the right-of-way (Item #2), to permit directional signs with a height varying from 10'2" to 13' (Item #3), and to permit directional signs with logos (Item #4) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to deny Items #1, 2, 3, and 4 without prejudice was offered by Peggy Brodeur, seconded by Angela Vazquez, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Jose I. Valdes	aye
Alberto Santana	absent	Angela Vazquez	aye
		Elliot N. Zack	aye
	Jorge Luis Garciga	nay	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that Items #1, 2, 3, and 4 be and the same are hereby denied without prejudice

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 31st day of March, 2011.

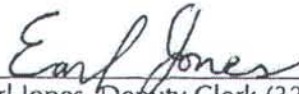
Hearing No. 10-11-CZ12-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-5-11 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of March, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of April, 2011.



Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



DATE: 18-AUG-11
REVISION 3

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DOWNTOWN DADELAND RETAIL,
LLC.

LYING SOUTH OF SW 88 STREET,
BETWEEN SW 72 CT & SW 72 PL,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000044

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

10-044

ADDRESS: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-
DADE COUNTY

FOLIO: Folios 30-5002-097-0001, 096-0001, 095-0001, 093-0001, 092-0001, 091-0001, 087-
0001, and 081-0010

DATE: 8-17-11

NAME: DOWNTOWN DADELAND RETAIL, LLC.

OPEN CASES:

Neighborhood Regulations:
No open cases.

Building Code:
No open cases.
CLOSED CASES:

Neighborhood Regulations:
Folio 30-5002-081-0010 various cases for sign violations that are all closed.

Building Code:
No closed cases.

Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Inspector: HASSUN, PEDRO

Inspection Dat

Evaluator: CARL HARRISON

08/18/11

Process #: Z2010000044
Applicant's Name: DOWNTOWN DADELAND RETAIL, LLC.

Locations: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY, FLORIDA.

Size: 7.42 ACRES

Folio #: 3050020970001

Request:

1 Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage; to permit an additional cantilever sign (1 permitted) per street frontage. 33-284.63(B)2(b)ii.

2 Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted) 33-284.63(8)(B)

3 Applicant is requesting to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) 33-284.63(8)(B)

4 Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted) 33-284.63(8)(B)

5 Applicant is requesting to permit directional signs with logos (not permitted). 33-284.63(8)(B)
CZAB 1ST RECOMMENDED FOR APPROVAL TO BCC

EXISTING ZONING

Subject Property DKUC,

EXISTING USE RES/ COMM/

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SIX 7 STORY BUILDINGS AND ONE 6 STORY BUILDING.

USE(S) OF PROPERTY:

MIXED USES TO INCLUDE RETAIL/OFFICES/RESTAURANTS AND RESIDENTIAL HIGH DENSITY.

FENCES/WALLS:

NONE

LANDSCAPING:

STREET TREES IN THE INTERIOR ROADS SOME IN PLANTERS WITH SHURBS. NO LAWN AREA.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MEMO DATED 10/13/2010 & 10/07/2010 ON FILE REQUIRES UPDATING. NO OPEN PERMITS FOUND.

OTHER:

NONE

Process # Applicant's Name

Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

SURROUNDING PROPERTY

NORTH:

DKUC - DADELAND MALL 7535 SW 88 ST

SOUTH:

DKUC - S DADELAND METRORAIL

EAST:

DKUC - COMMERCIAL RETAIL SALES 7200-7260 SW 88 ST

WEST:

DKUC - BANK/OFFICE BLDG & HOTEL/OFFICES 7300 & 9090 S DADELAND BLVD

SURROUNDING AREA

MIX USES COMMERCIAL / RETAIL / OFFICE / RESTAURANTS WITH OUTDOOR DINING ON THE GROUND FLOORS AND CONDOS UNITS IN THE FLLOORS ABOVE.

NEIGHBORHOOD CHARACTERISTICS:

THIS AREA IS PART OF THE NEW DOWNTOWN KENDALL WHICH IS MIXED USES TO INCLUDE COMMERCIAL / RETAIL / OFFICES /CONDOS AND RESTAURANTS WITH OUTDOOR DINING.

COMMENTS:

PICTURES OF THE PROPERTY WERE PROVIDED BY THE APPLICANT FOR VIEWING. THIS INSPECTOR SUPPLIED PICTURES OF THE SURROUDING PROPERTIES.

Inspector **HASSUN, PEDRO**
Evaluator **CARL HARRISON**
Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 1. NE CORNER OF PROPERTY AT SW 88 ST & S. DADELAND BLVD.



Date: 18-AUG-11

Comments: 1. NW CORNER OF PROPERTY AT SW 88 ST & SW 72 CT.



Date: 18-AUG-11

Comments: 1. SW EXPOSURE - SW CORNER OF PROPERTY ST S. DADELAND BLVD & SW 90 WAY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 1. SE EXPOSURE - N VIEW SW 72 CT & SW 90 WAY.



Date: 18-AUG-11

Comments: 1. NW EXPOSURE - S VIEW OF S. DADELAND BLVD.



Date: 18-AUG-11

Comments: 2. DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - N VIEW FROM S.DADELAND BLVD.

Inspector **HASSUN, PEDRO**
Evaluator **CARL HARRISON**
Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 2.0 DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - NE VIEW FROM SW 88 ST & SW 72 CT.



Date: 18-AUG-11

Comments: 3.0 7300 N KENDALL DR - LOT W OF PROPERTY



Date: 18-AUG-11

Comments: 3.2 7360 N KENDALL DR - LOT W OF W OF
PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 3.1 7360 N KENDALL DR - LOT W OF W OF PROPERTY.



Date: 18-AUG-11

Comments: 4. 9090 S DADELAND BLVD MARRIOTT - LOT SW OF PROPERTY.



Date: 18-AUG-11

Comments: 5. S. DADELAND METRORAIL STATION - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 5.0 S. DADELAND METRORAIL- S OF PROPERTY
ALONG SW 90 WAY.



Date: 18-AUG-11

Comments: 6. 7200-7260 SW 88 ST - E OF PROPERTY - FROM
SW 72 CT. STORES: CONTAINER STORE, OLD
NAVY, OFFICE DEPOT & BRANDSMART USA.



Date: 18-AUG-11

Comments: 7. SHORT'S 9200 S DIXIE HWY - SW OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 8. AUTO PERFECTION WINDOW TINTING 9180 S DIXIE HWY - SW OF PROPERTY.



Date: 18-AUG-11

Comments: 9.0 BARE NECESSITY - ROLLO'S LOUNGE 9100 S DIXIE HWY.



Date: 18-AUG-11

Comments: 10. SUBWAY 9060 S DIXIE HWY - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 18-AUG-11

Comments: 11. HAVANA SPICE CAFE 9050 S DIXIE HWY - SE OF PROPERTY.

Project Information

Site Information

Net Lot Area 323,000 square feet (7.42 acres)
Zoning Designation Downtown Kendall Urban Center District
Main Use & Occupancy Classification Residential / Mercantile / Assembly

Remarks

Sign Requirements

Remarks

Development Parameters	Allowed	Proposed	Remarks
Section 33-284.62 (B)(3)(b)	Awings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awings, balconies, roof eaves, and signs may encroach into rights-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face 1'-0" encroachment into r.o.w. and 6'-10" from curb face 134" from sidewalk to bottom of sign Encroachment is lower than building	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs For Banner Signs
Permanent Point of Sale Signs (In Core and Center Sub-Districts) Section 33-284.63 (B)(2)(b)			
(i) Size	24 square feet maximum 8 square feet maximum for cantilever projecting	17.00 and 28.33 square feet 17.00 and 28.33 square feet	For Banner Signs For Banner Signs
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant	ADDITIONAL signage permitted above for each tenant at NON-FRONTAGE locations	For Banner Signs
(iii) Building Identification Wall Sign	Permitted above right floor. One (1) sign per frontage is permitted; each sign shall be a maximum of three hundred (300) square feet	N/A	
(iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line.	North Kendall Drive = 8 foot encroachment beyond north property line Dadeland Boulevard = 1 foot encroachment beyond west property line SW 72nd Court = 30'-5" setback from east property line	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs
(v) Illumination	Section 33-46, (Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited	N/A	
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign	N/A	
(vii) Special Conditions	No permit required for awings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Backlit awings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and quotations carved into stone or stucco relief may encroach up to ten (10) percent of a facade.	N/A	
(viii) Prohibited	No sign shall exhibit threaten any level or lewdness matter	N/A	
Directional Signs (To direct traffic flow and locate entrances and exits) Section 33-284.63 (B)(3)			
(i) Size	Do not exceed three (3) square feet in area	2.85 & 2.30 square feet 14.33 square feet	For parking directional signs For lettering on top of parking garage entrance canopy
(ii) Height	Do not exceed four (4) feet in height above grade	17'-6" above grade to top 17'-0" above grade to top 17'-0" above grade to top	For parking directional signs on lamp posts For parking directional signs on parking garage entrance canopy For parking garage entrance canopy lettering sign
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided	
(iv) Prohibited	Logos, names, and advertising are not permitted on such signs	Logo also provided: 4.87 square feet & 17'-12" above grade to top	On parking garage entrance canopy

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ZONING DATA

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7220 NORTH KENDALL DRIVE
MIAMI, FL 33156

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: XH

City Engineer
Date: 9/26/11
For: 210-044, Downtown Kendall
Miami, FL 33156
T: 305-462-4700
F: 305-462-4711
www.mdcfla.com

ADD Inc.
1437 NW 10th Street
Fort Lauderdale, FL 33311
(954) 561-1111

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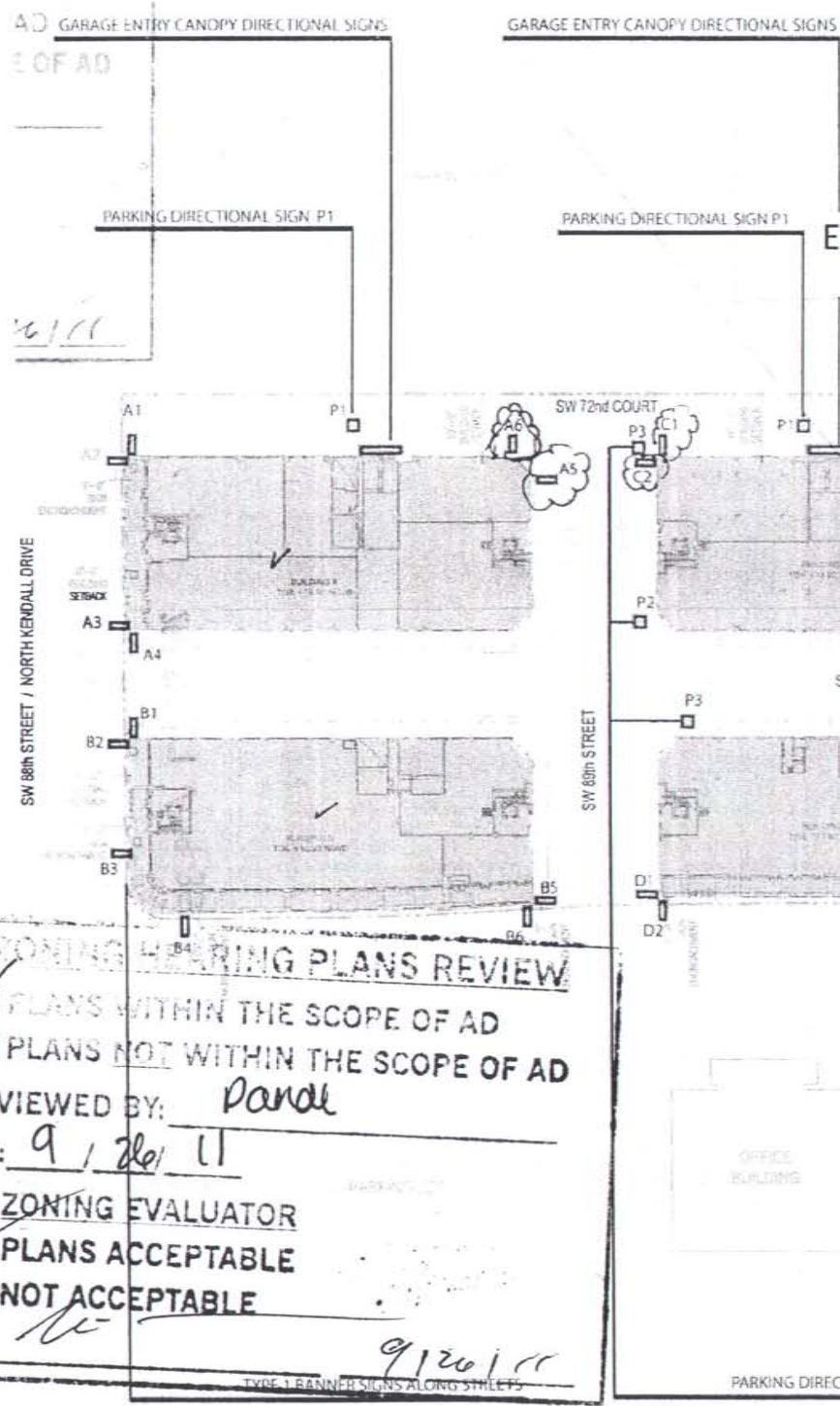
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MIAMI-DADE PLANNING AND ZONING DEPT.

BY TH

ENLARGED SITE PLAN

	A5
	A6
Building B	B1
	B2
	B3
	B4
	B5
	B6
Building C	C1
	C2
	C3
	C4
Building D	D1
	D2
	D3
	D4
Building E	E1
	E2
Building F	F1
	F2

24



ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD

☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Pandel

ON: 9/26/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE

☐ NOT ACCEPTABLE

By: TH

9/26/11

TYPE 1 BANNER SIGNS ALONG STREETS

-28.33 # signs

PROPOSED SITE PLAN
1"=50'

ZONING HEARING PLANS REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Danal

ON: 9/26/11

ZONING EVALUATOR

- ☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: [Signature] 9/26/11

Banner Sign Schedule

Building Name	Banner Designation	Type	Location
Building A	A1	1	NE Corner
	A2	1	NE Corner
	A3	1	NW Corner
	A4	1	NW Corner
Building B	B1	1	NE Corner
	B2	1	NE Corner
	B3	1	NW Corner
	B4	1	NW Corner
Building C	C1	2	NE Corner
	C2	2	NE Corner
	C3	2	SW Corner
	C4	2	SW Corner
Building D	D1	1	NW Corner
	D2	1	NW Corner
	D3	1	SW Corner
	D4	1	SW Corner
Building E	E1	2	NW Corner
	E2	2	NW Corner
Building F	F1	1	West
	F2	1	West

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PROPOSED SITE
 MODIFICATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

Tract A
 Downtown Kendall
 pb 161-76

One Blocker Tower
 Suite 100
 One South Bayview Blvd
 Miami, FL 33137
 T 305-462-8900
 F 305-462-8910
 www.addinc.com

ADD Inc
 1001 NW 10th St
 Suite 100
 Fort Lauderdale, FL 33304
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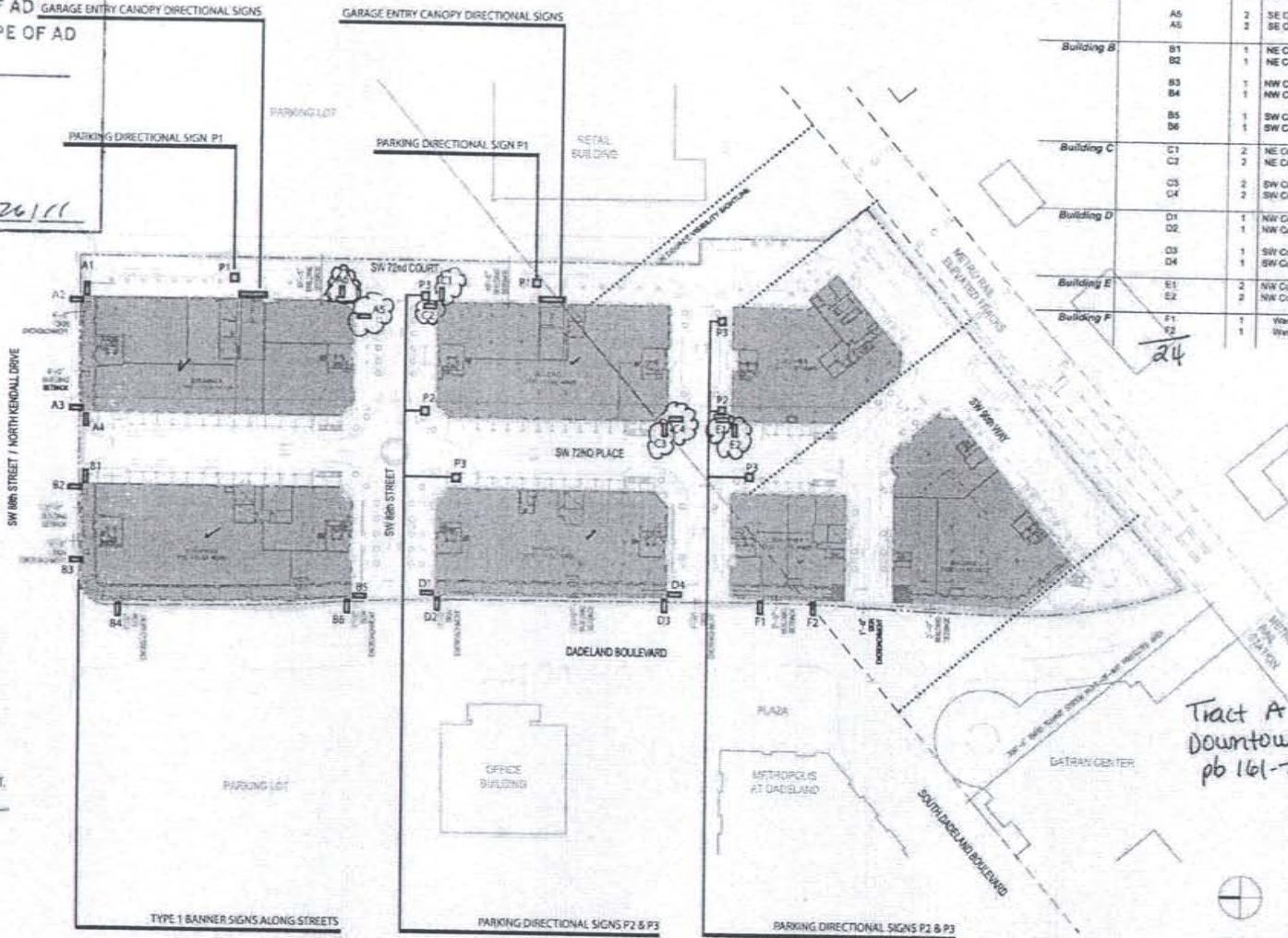
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PROPOSED SITE PLAN
 1"=50'

A-8



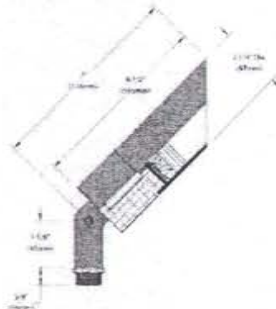
-28.33 # 490

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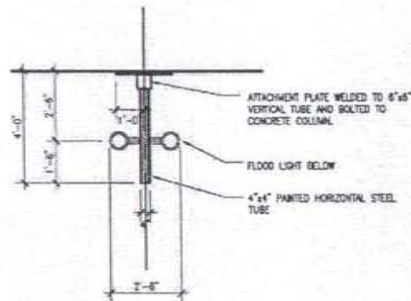
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BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



BANNER SIGN PLAN
1/2"=1'-0"

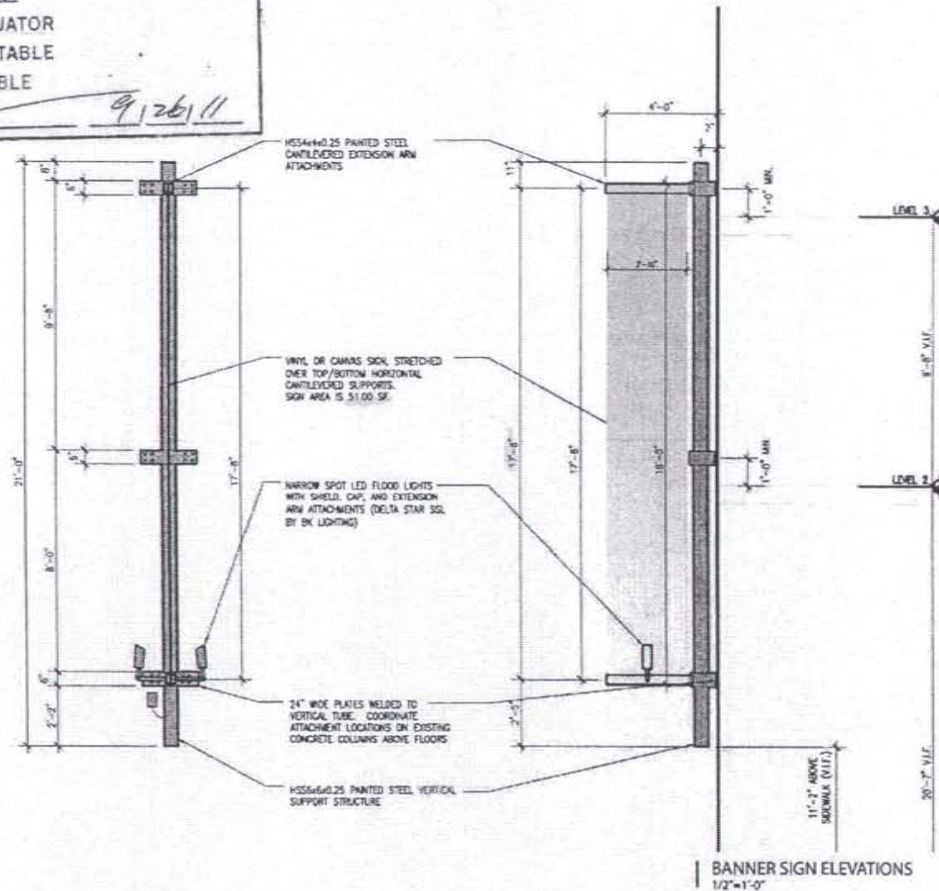
ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: pandl
 ON: 09/26/11

ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: [Signature] 09/26/11



BANNER SIGN ELEVATIONS
1/2"=1'-0"

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TYPE 1 BANNER SIGNS LOCATED ALONG NORTH
 KENDALL DRIVE AND DADELAND BOULEVARD:
 A1, A2, A3, A4, B1, B2, B3, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2

101
DOWNTOWN DADELAND

BANNER SIGN TYPE 1
 DETAILS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7720 NORTH KENDALL DRIVE
 MIAMI, FL 33156

City Design+Space
 Suite 807
 Two South Broward Blvd
 Broward, FL 33411
 T: 954-462-4700
 F: 954-462-4710
 www.citydesignspace.com

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6'-0"

2'-5"

1'-5"

2'-5"

1'-0"

ATTACHMENT PLATE WELDED TO 6"x4" VERTICAL TUBE AND BOLTED TO CONCRETE COLUMN

FLOOD LIGHT BELOW

6"x4" PAINTED HORIZONTAL STEEL TUBE

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Technical drawing showing two views of a lighting fixture assembly with dimensions and callouts:

- Front View (Left):**
 - Overall height: 13'-0"
 - Top section height: 8'-3"
 - Bottom section height: 4'-9"
 - Top section width: 10'-3"
 - Bottom section width: 2'-8"
 - Callouts:
 - 1054x1025 PAINTED STEEL CANTILEVERED EXTENSION ARM ATTACHMENTS
 - VINT, OR CANVAS SIGN, STRETCHED OVER TOP BOTTOM HORIZONTAL CANTILEVERED SUPPORTS. SIGN AREA IS 28.33 SF.
 - NARROW SPOT LED FLOOD LIGHTS WITH SHIELD, CAP, AND EXTENSION ARM ATTACHMENTS (DELTA STAR SIG. BY BK LIGHTING)
 - 14" WIDE PLATES WELDED TO VERTICAL TUBE. COORDINATE ATTACHMENT LOCATIONS ON EXISTING CONCRETE COLUMNS.
 - 1054x1025 PAINTED STEEL VERTICAL SUPPORT STRUCTURE
- Side View (Right):**
 - Overall width: 4'-0"
 - Top section width: 2'-0"
 - Bottom section width: 2'-0"
 - Top section height: 11'-0"
 - Bottom section height: 8'-8"
 - Top section depth: 8'-10"
 - Bottom section depth: 10'-2"
 - Callouts:
 - 11'-0" ABOVE SIDEWALK (N.I.T.)
 - 20'-0" W.I.T.

101
FRANKTOWN HADELAND
g's to go (side 2) ...

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

[illegible]

A-10

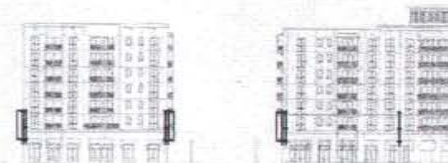
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REVIEWED BY: dandi
 ON: 09/26/11
 ZONING EVALUATOR
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☐ NOT ACCEPTABLE
 By: Me 9/26/11

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NORTH ELEVATION ALONG KENDALL DRIVE
 NO SCALE



EAST ELEVATION ALONG SW 72ND COURT
 NO SCALE



WEST ELEVATION ALONG DADELAND BOULEVARD
 NO SCALE

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

BANNER SIGN OVERALL
 ELEVATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

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 Suite 1070
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ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: pandi

ON: 09/26/11

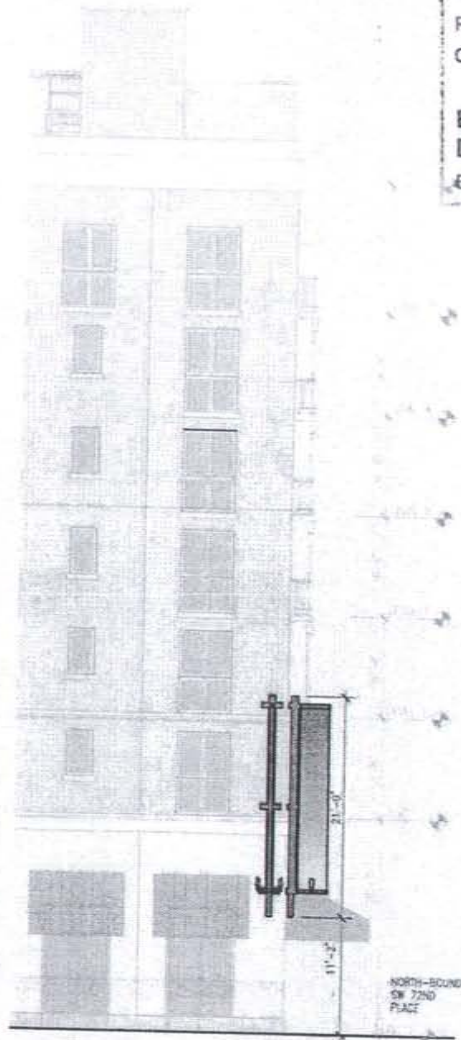
ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

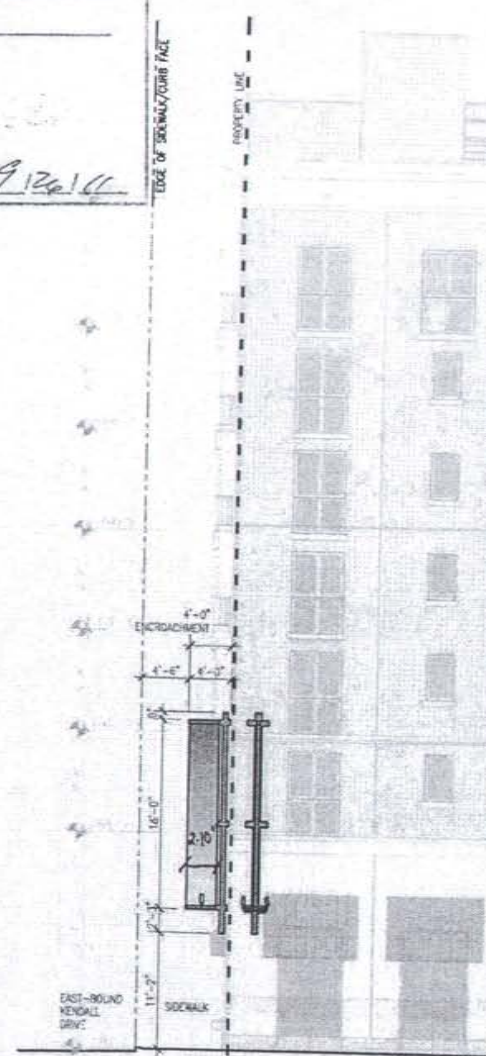
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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: Att

PROJECT #09163.00



PROPOSED PARTIAL ELEVATION
 ALONG NORTH KENDALL DRIVE
 1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
 ALONG SW 72ND PLACE
 1/8"=1'-0"

DOWN TOWN DADELAND
 210 NORTH KENDALL DRIVE
 MIAMI, FL 33136

BANNER SIGN BUILDING
 ELEVATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWN TOWN DADELAND
 210 NORTH KENDALL DRIVE
 MIAMI, FL 33136

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 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDB

ZONING HEARING PLANS REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Dandi

ON: 09/26/11

ZONING EVALUATOR

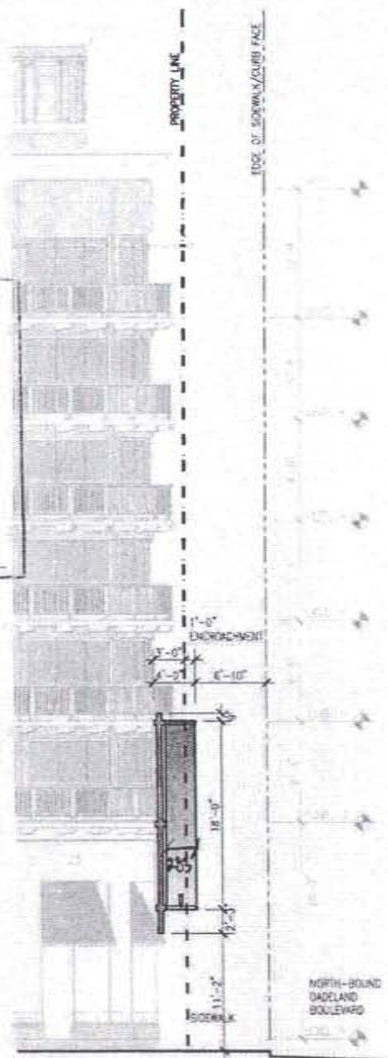
- ☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: He 9/26/11

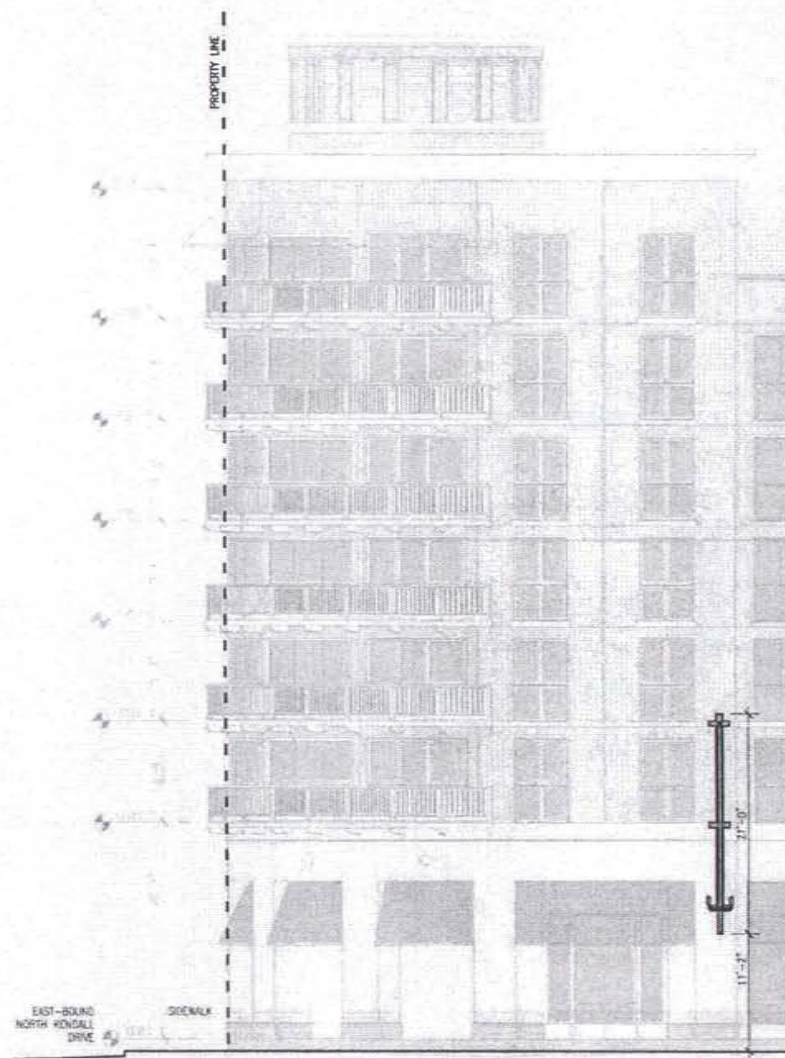
RECEIVED
 Z10-044
 SEP 26 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: He

PROJECT #09163.00



PROPOSED PARTIAL ELEVATION
 ALONG NORTH KENDALL DRIVE
 1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
 ALONG DADELAND BOULEVARD
 1/8"=1'-0"

101
 DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

**BANNER SIGN BUILDING
 ELEVATIONS**

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

One Miami Street
 Suite 100
 Two South Biscayne Blvd
 Miami, FL 33131
 T 305 445 8700
 F 305 445 8710
 www.addinc.com

ADD Inc
 1300 Alameda Road
 Jacksonville, Florida
 32202

ARCHITECTURE + DESIGN

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A-13

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 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDB

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: pandl
 ON: 09/26/11
ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
 By: [Signature] 9/26/11

101
 DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

BANNER SIGN BUILDING
 ELEVATIONS

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

One Block Sign
 1001 NW 10th St
 Fort Lauderdale, FL 33304
 Tel: 305.462.4400
 Fax: 305.462.4401
 www.addinc.com

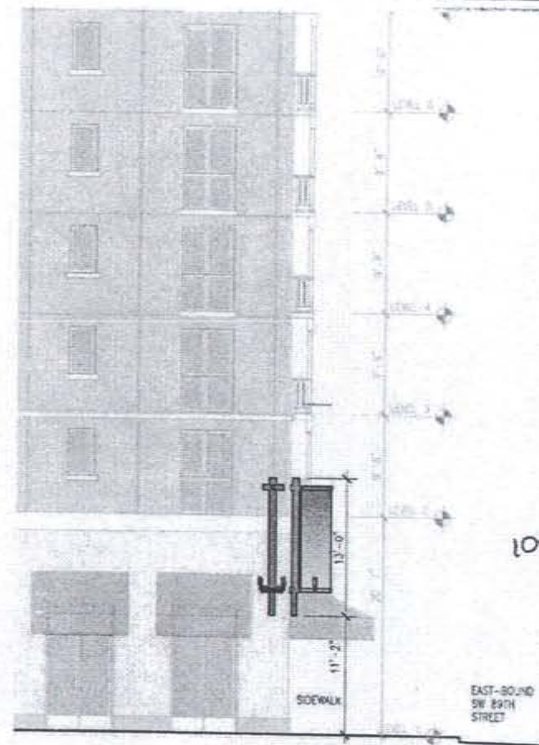
ADD Inc
 Architecture + Design

ARCHITECTURE + DESIGN

ADD Inc

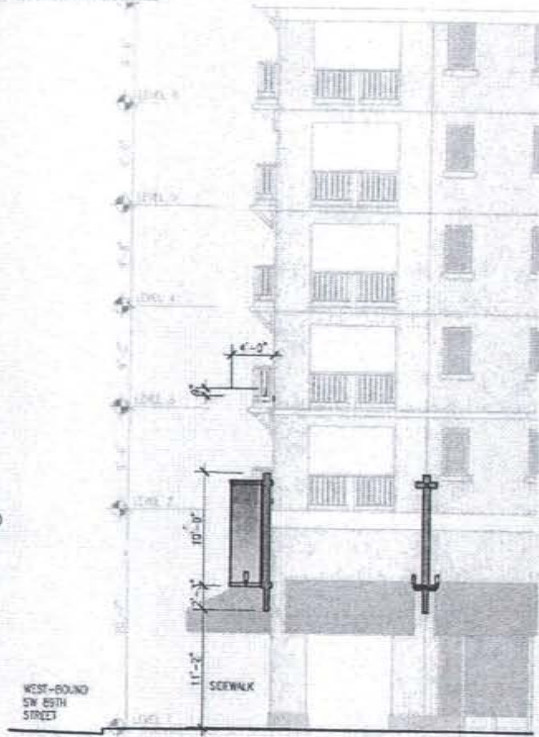
A-14

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 20-044
 SEP 26 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]



PROPOSED PARTIAL ELEVATION
 ALONG SW 72ND COURT
 1/8"=1'-0"

10'-0" x 2'-8 1/2" = 28'-30 1/2"



PROPOSED PARTIAL ELEVATION
 ALONG SW 72ND COURT
 1/8"=1'-0"

PROJECT #09163.00

45

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDE
 09/16/11

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Parade

ON: 09/20/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

BY: [Signature] 9/20/11

RECEIVED
 ZONING HEARINGS SECTION
 Z10-044
 SEP 26 2011
 BY: XAT



AT SW 72nd COURT
 NO SCALE

ADD INC

A-15

ARCHITECTURE + DESIGN

2000 Biscayne Blvd.
 Suite 1200
 Miami, FL 33132
 Tel: 305.441.1111
 Fax: 305.441.1112
 www.addinc.com

ADD INC
 2000 Biscayne Blvd.
 Suite 1200
 Miami, FL 33132
 Tel: 305.441.1111
 Fax: 305.441.1112
 www.addinc.com

DOWNTOWN DADELAND
 7270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

Board of County
 Commissioners Hearing
 09/26/11

**BANNER SIGN PHOTO-
 MONTAGES**

1000 NORTH MIAMI AVENUE

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MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDB



BANNER SIGN PHOTO-
MONTAGES

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: pundi
ON 09-26-11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: W 9/26/11

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Z10-044
SEP 28 2011
BY: XH

AT NORTH KENDALL DRIVE
NO SCALE

THIS DOCUMENT IS THE
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IT IS TO BE KEPT IN THE
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AND NOT TO BE LOANED OR
REPRODUCED

ARCHITECT
PLANNING
DESIGN

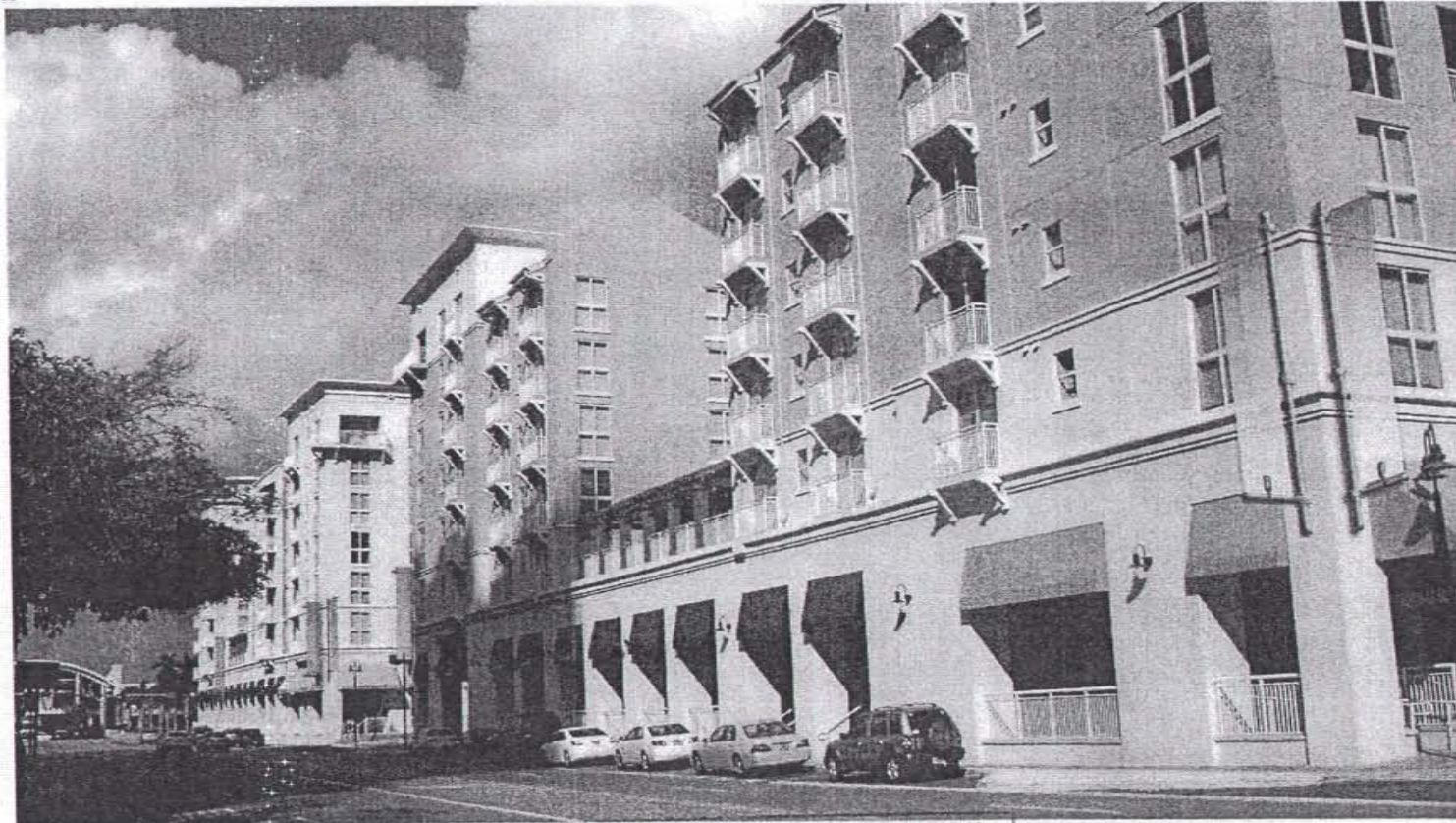
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A-16

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PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDB



MIAMI-DADE COUNTY
DOWNTOWN DADELAND

BANNER SIGN PHOTO-
MONTAGES

Board of County
Commissioners Hearing
09.26.11

DOWNTOWN DADELAND
220 NORTH MIAMI DRIVE
MIAMI, FL 33136

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Z10.044
SEP 26 2011

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *[Signature]*

PROJECT #09163.00

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: *pardi*

ON: 09/26/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *[Signature]* *9/26/11*

ALONG DADELAND BOULEVARD
LOOKING NORTH
NO SCALE

ADD Inc

MIAMI-DADE COUNTY
ZONING DEPARTMENT
220 NORTH MIAMI DRIVE
MIAMI, FL 33136
TEL: 305.375.1100
FAX: 305.375.1101

ARCHITECTURE + DESIGN

A-17

48

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z10-044
 DATE: SEP 26 2011
 BY: SDE

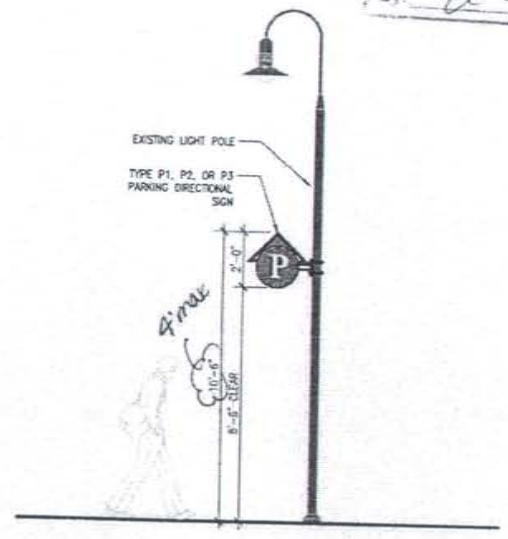
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☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

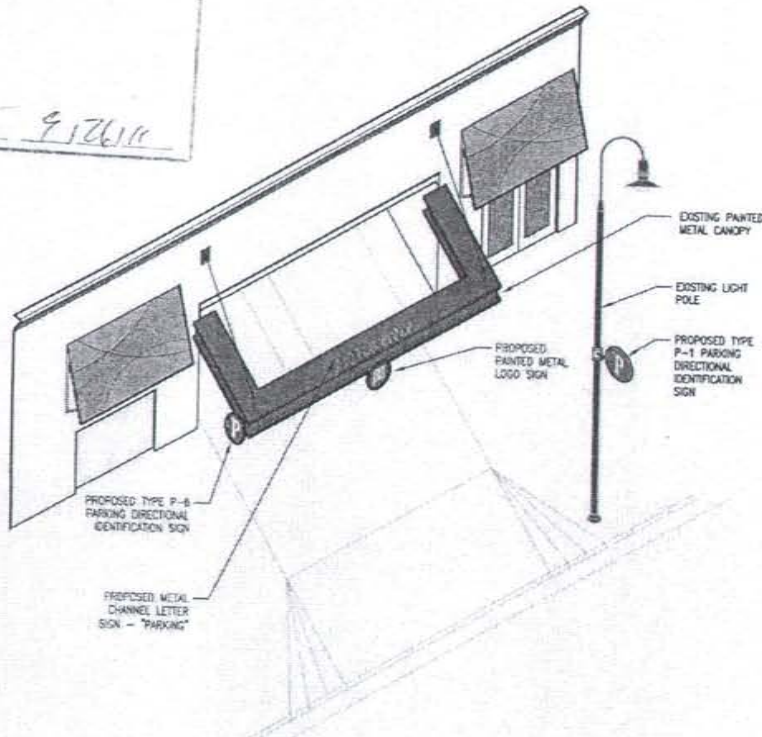
REVIEWED BY: randi
 ON: 09 26 11

ZONING EVALUATOR
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: [Signature] 912611



PROPOSED SIGN ELEVATION
 1/2"=1'-0"



PROPOSED AERIAL VIEW
 OF GARAGE ENTRANCE
 AND EXIT
 NO SCALE

RECEIVED
 Z10-044
 SEP 26 2011

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]

101
 LARRY HORN DADRI LAND
 3-11-11

PARKING
 DIRECTIONAL SIGNS -
 AXONOMETRIC

Board of County
 Commissioners Hearing
 09.26.11

DOWNTOWN DADELAND
 7279 NORTH KENNELL DRIVE
 MIAMI, FL 33156

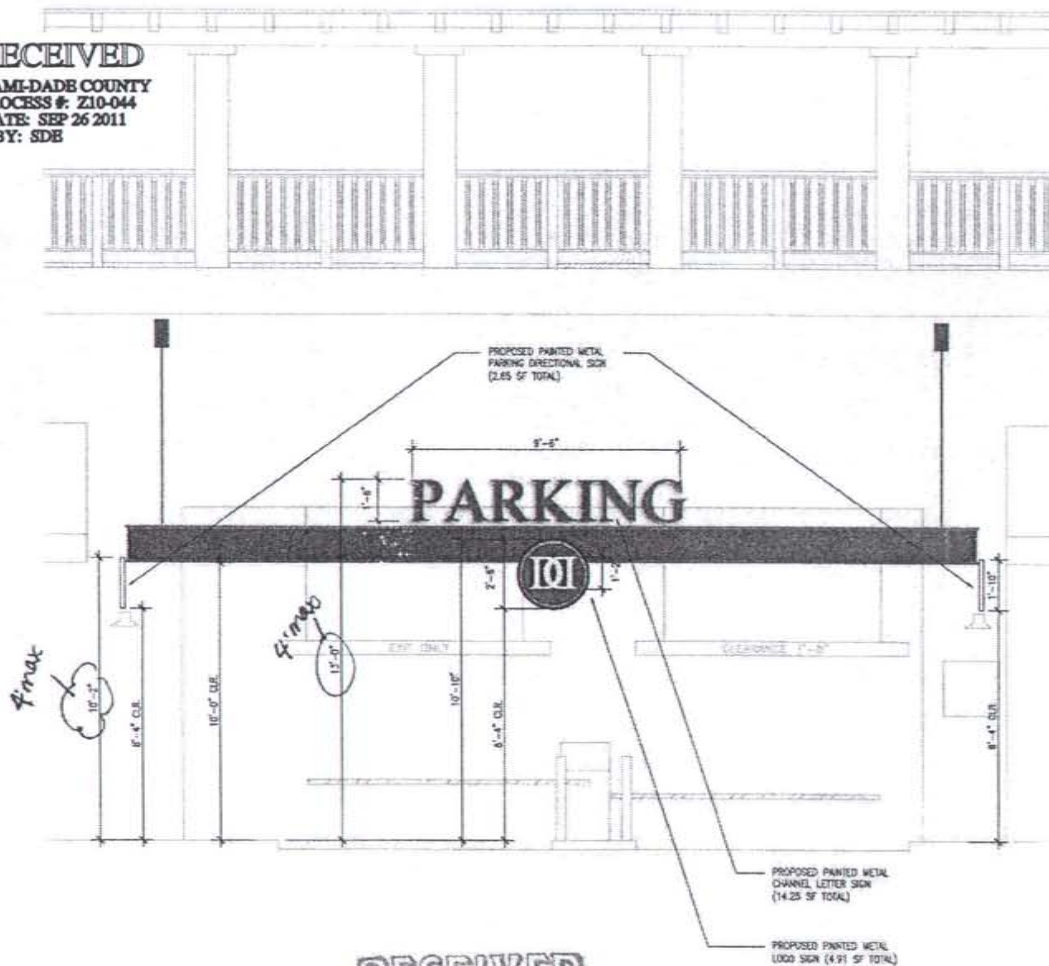
One Building Team
 Suite 507
 Two South Biscayne Blvd
 Miami, FL 33131
 T 305-462-8700
 F 305-462-8770
 www.addinc.com

ADD Inc
 1775 S.W. 8th St.
 Suite 100
 Miami, FL 33135

ARCHITECTURE + DESIGN

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MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDE



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Z10-044
SEP 26 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *AT*

PROPOSED FRONT ELEVATION
1/2"=1'-0"

PROJECT #09163.00

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *pandi*

ON: *09/26/11*

ZONING EVALUATOR

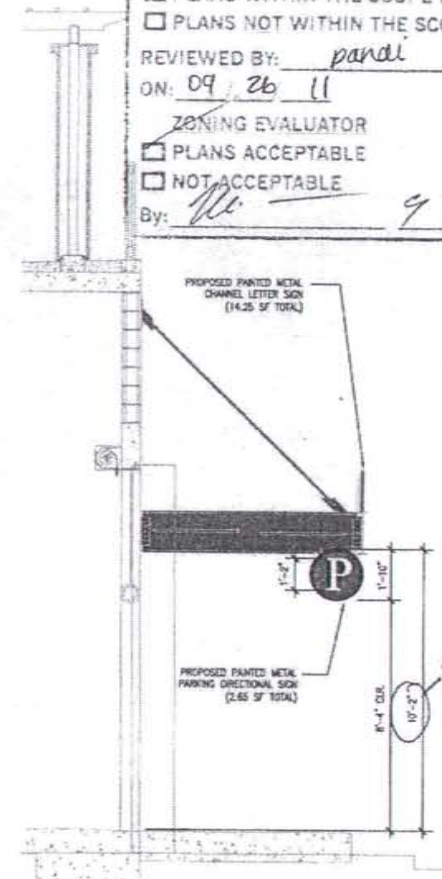
☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: *Me* *9/26/11*

DOWNTOWN DADELAND
2270 NORTH REEFER DRIVE
MIAMI, FL 33126

**PARKING
GARAGE ENTRY/EXIT
SIGN ELEVATION**

Board of County
Commissioners Hearing
09.26.11



PROPOSED SIDE ELEVATION
1/2"=1'-0"

2270 NORTH REEFER DRIVE
MIAMI, FL 33126

ARCHITECTURE + DESIGN

ADD Inc

A-19

50

MIAMI-DADE COUNTY
PROCESS #: Z10-044
DATE: SEP 26 2011
BY: SDE

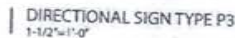


☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

ON: 09/26/11

☐ NOT ACCEPTABLE

By: W 9261 CI



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY HH

ADD Inc

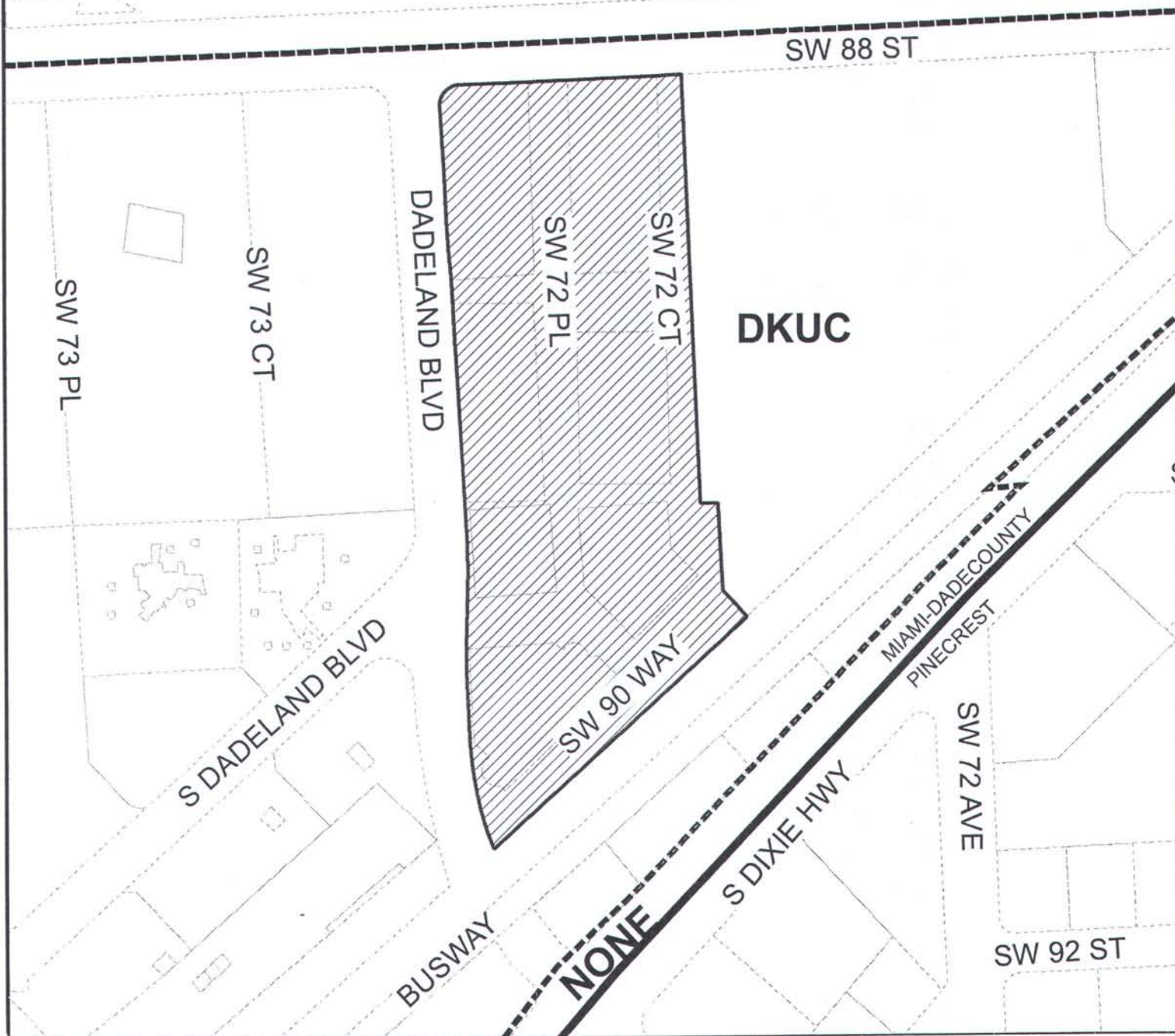
DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

ARCHITECTURE + DESIGN

A-20

1996-1997
1998-1999
2000-2001
2002-2003



DADELAND MALL
DKUC



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000044

Legend

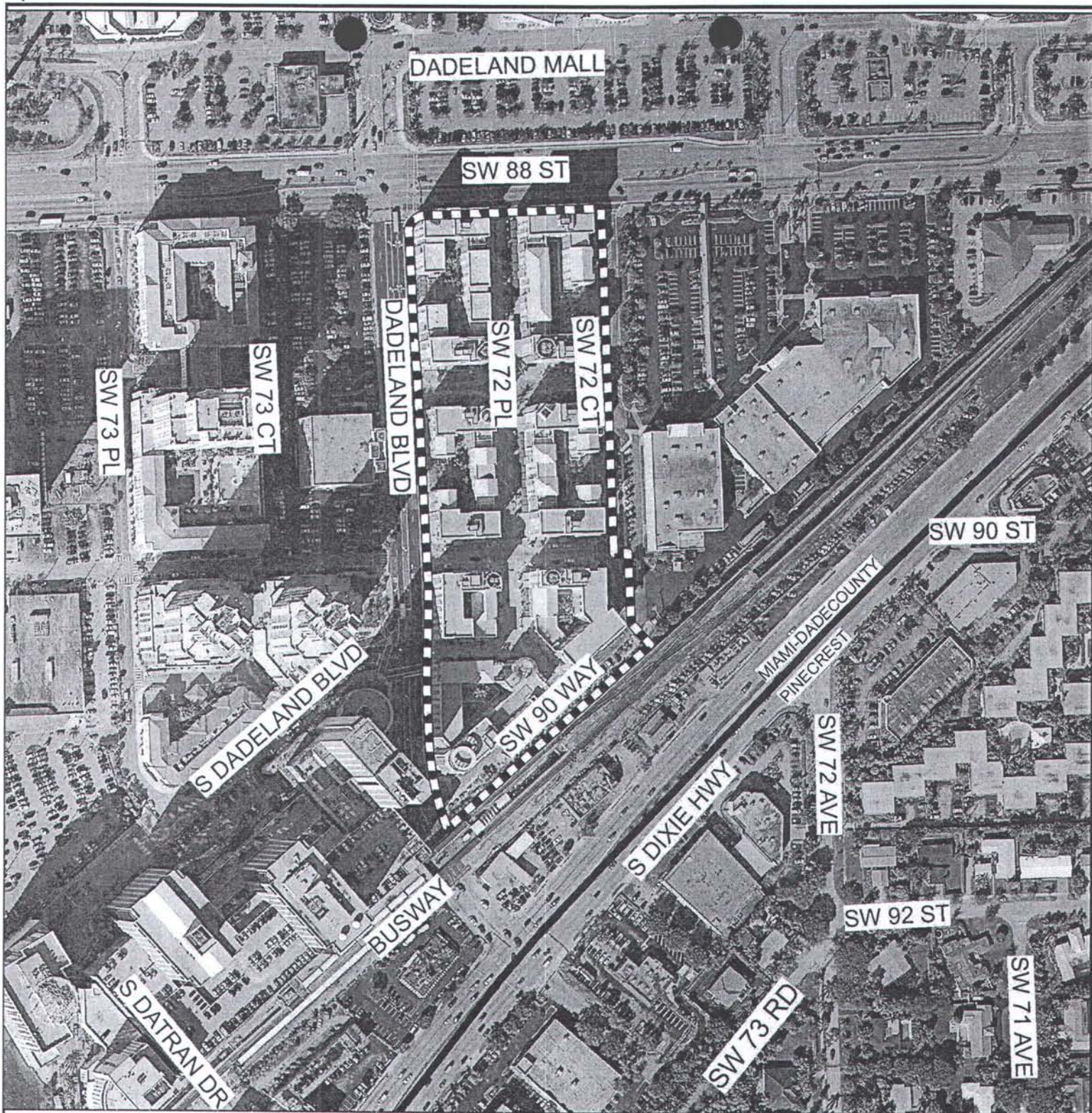
-  Subject Property Case
-  Zoning



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



REVISION	DATE	BY
	5/2	



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000044

Legend



Subject Property



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY

A. DOWTOWN DADELAND RETAIL, LLC.
(Applicant)

10-11-CZ12-3 (10-044)
Area 12/District 07
Hearing Date: 03/30/11

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	BCC	Approved
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	ACC	Recommended for Approval
1968	George Williamson Cadillac Company	- Variance of sign regulation.	BCC	Appeal Approved, Application Approved
1968	George Williamson Cadillac Company	- Variance of sign regulation.	ZAB	Denied
1970	Larry Costley Chevrolet	- Variance of sign regulation.	ZAB	Approved
1971	Larry Costley Chevrolet	- Variance of sign regulation.	BCC	Appeal Denied, Application Approved
1984	George E. Williamson	- Non-Use Variance of open space requirements.	ZAB	Approved w/conds.
1986	Southeast Banking Corp.	- Non-Use Variance of setback requirement & Floor Area Ratio.	ZAB	Approved w/conds.
1999	George E. Williamson, II ET AL	- Special Exception to permit a mixed-use development. - Non-Use Variance of the fixed guide way rapid transit. - Unusual Use to permit outdoor dinning. - Non-Use Variance of zoning regulations. - Special Exception of alcoholic spacing. - Non-Use Variance of landscaping requirements.	BCC	Approved w/conds.

2002	George E. Williamson II & Thomas W. Williamson	- Deletion of a Declaration of Restrictions.	BCC	Approved
------	--	---	-----	----------

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC**

A

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-11-CZ12-3 (10-44)	December 16, 2010	CZAB12		10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>March 30, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	To revise site plan and work with the neighbors.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEYS: **THOMAS ROBERTSON
MERCEDES HOLSTON**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC.**

#3

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-11-CZ12-3 (10-044)	November 18, 2010	CZAB12 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Dec 16, 2010</u>	<input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS		
<input checked="" type="checkbox"/> OTHER:	Deferred due to a lack of time.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			4	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: JOHN MCINNIS

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Downtown Dadeland Retail, LLC.

PH: Z10-044 (10-11-CZ12-3)

SECTION: 2-55-40

DATE: March 30, 2011

COMMISSION DISTRICT: 7

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations; to allow larger cantilever projecting signs to encroach into the right-of-way; and to permit directional signage with logos to be taller than allowed by the zoning regulations

- o **LOCATION:** Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida.

- o **SIZE:** 7.42 acre.

ZONING HEARINGS HISTORY:

From 1961, portions of the subject property were approved through the zoning hearings process for district boundary changes, special exceptions and variances from the zoning regulations. Significantly, in November 1968, the subject property was approved to allow a 2nd detached Class B Point of Sale sign, pursuant to Resolution #Z-314-68. Similarly, in 1971, pursuant to resolution #Z-29-71, the subject property was approved to allow more

signage on a street frontage and on the subject property than allowed by the zoning regulations. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

*Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center*

policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and

interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

DKUCD; mixed use residential and retail uses

Community Urban Center

Surrounding Properties:

NORTH: DKUCD; shopping mall

Community Urban Center

SOUTH: DKUCD: Metro-Rail Station facility

Community Urban Center

EAST: DKUCD: retail stores

Community Urban Center

WEST: DKUCD; offices, hotels

Community Urban Center

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.
*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to the conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the November 18, 2010 meeting due to a lack of time. Subsequently, this item was deferred from the December 16, 2010 meeting, to allow the applicant to submit revised plans. The applicant has submitted revised plans with banner projecting signs that are 4.67 sq. ft. less in area than that submitted in the previous plans and is therefore within the scope of the advertisement. The subject property is located south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, approximately **9 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-3, Liberal Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this application will permit the existing retail center with more signage per tenant and cantilever signs on a street frontage than allowed; allow cantilever projecting signs to encroach into the right-of-way; and permit directional signage with logos to be taller than allowed by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center (DKUC)** District as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3) signs per street frontage, per tenant: to permit additional cantilever projecting signs (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.75 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted (request #2); to permit directional signs with a height varying from 10'2" to 13', where a maximum height of 4' is permitted (request #3) and finally, to permit directional signs with logos (request #4), which is also not permitted in the DKUCD. However, staff notes that the applicant has submitted revised

plans which illustrate a reduction in the size of the cantilever projecting signs from 55.75 sq. ft., to 51 sq. ft. in area. The applicant has indicated in their letter of intent that the increased signage, signage size and locations being requested is to allow for the success of the retail stores and restaurants located on the ground floors of the seven (7) buildings located within the subject property. Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and Dadeland Boulevard. Staff concurs with this and further opines that approval of the requests for additional signage, signage projecting into the right-of-way and signage that will be elevated above the height allowed by the district regulations, will allow passersby to locate and arrive at their destination within this retail and residential district faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates *that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff opines that this development is unique and that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative effect on the appearance of the community. The subject parcel consists of seven (7) buildings, all of which are seven (7) stories high, surrounding a central plaza area where the majority of the retail and restaurant businesses front. As such, the applicant opines, and staff concurs, that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and Dadeland Boulevard. Although staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances, staff opines, that approval of the applicant's request for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way as well as directional signage above the height that is allowed in an area with multiple high-story buildings and retail establishments, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Further, staff notes that the subject site was previously approved for variances to the signage regulations on more than one occasion and as such, approval of this request would not be precedent setting. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts the elevated Metrorail platform and lines to the south, and multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff

recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).


Based on the aforementioned, staff recommends approval with conditions of requests #1 through #4, under Section 33-311(A)(4)(b) (NUV).

H. **RECOMMENDATION:** Approval with conditions.

I. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 1/14/11.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 09/20/10
DATE REVISED: 09/22/10, 10/06/10, 11/22/10, 01/21/11, 02/09/11, 03/17/11
DATE FINALIZED: 03/17/11
MCL:GR:NN:AA:CH



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NbN
GMR

Memorandum



Date: May 7, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name of the Assistant Director.

Subject: C-12 #Z2010000044
Downtown Dadeland Retail, LLC
7270 N. Kendall Drive
To Permit Point of Sale and Directional Signs Throughout the
Development (Not Permitted)
(DKUC) (7.42 Acres)
02-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the point of sale and directional signs will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DOWNTOWN DADELAND RETAIL, LLC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

25-MAY-10

Memorandum



Date: 06-MAY-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000044

Fire Prevention Unit:

No objection to Letter of Intent stamped received April 20, 2010.

Service Impact/Demand

Development for the above Z2010000044
located at 7270 NORTH KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1832 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 13-OCT-10
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DOWNTOWN DADELAND RETAIL,
LLC.

LYING SOUTH OF SW 88 STREET,
BETWEEN SW 72 CT & SW 72 PL,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000044

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:

DOWNTOWN DADELAND RETAIL, LLC. Lying east of SW 77 Avenue and approximately 1300'
south of SW 88 Street (Kendall Drive), aka 9355 S.W. 77 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

DATE:
10/12/2010

CURRENT ENFORCEMENT HISTORY:

Folio's 30-5002-097-0001, 096-001, 095-0001, 093-0001, 092-0001, 091-0001, 087-0001, and
081-0010

Open Cases:

Neighborhood Compliance:
No open cases.

Building;
Folio 30-5002-000-0600

Building case 20100134968 Working without Permit, NOV mailed 2-8-2010 for failure of owner-builder or contractor to obtain a permit for the installation of an exhaust fan in the electric room. Compliance inspection for NOV requested 6/16/10.

Building case 20100137550 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 222, 223, 229. Compliance inspection for NOV requested 10/15/10.

Building case 20100137551 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 232, 334, 336, 437, 439. Compliance inspection for NOV requested 10/15/10.

Closed Cases:

Neighborhood Compliance;

Folio 30-5002-081-0010 various cases for sign violations that are all closed.

Building:

Folio 30-5002-000-0600, 8 cases for Working without Permit, 3 cases for Expired Permit and 1 case for Unsafe Structures.

Compliance:

No previous cases.

Sam Walthour, MSM, Assistant Director

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Inspector: HASSUN, PEDRO

Inspection Dat

Evaluator: CARL HARRISON

10/05/10

Process #: Applicant's Name
Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

Locations: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE
COUNTY, FLORIDA.

Size: 7.42 ACRES

Folio #: 3050020970001

Request:

1 Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage; to permit an additional cantilever sign (1 permitted) per street frontage. 33-284.63(B)2(b)ii.

2 Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted) 33-284.63(8)(B)

3 Applicant is requesting to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) 33-284.63(8)(B)

4 Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted) 33-284.63(8)(B)

5 Applicant is requesting to permit directional signs with logos (not permitted). 33-284.63(8)(B)
CZAB 1ST RECOMMENDED FOR APPROVAL TO BCC

EXISTING ZONING

Subject Property DKUC,

EXISTING USE RES/ COMM/

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SIX 7 STORY BUILDINGS AND ONE 6 STORY BUILDING.

USE(S) OF PROPERTY:

MIXED USES TO INCLUDE RETAIL/OFFICES/RESTAURANTS AND RESIDENTIAL HIGH DENSITY.

FENCES/WALLS:

NONE

LANDSCAPING:

STREET TREES IN THE INTERIOR ROADS SOME IN PLANTERS WITH SHURBS. NO LAWN AREA.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MEMO DATED 10/13/2010 & 10/07/2010 ON FILE.

OTHER:

NONE

Process # Applicant's Name

Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

SURROUNDING PROPERTY

NORTH:

DKUC - DADELAND MALL 7535 SW 88 ST

SOUTH:

DKUC - S DADELAND METRORAIL

EAST:

DKUC - COMMERCIAL RETAIL SALES 7200-7260 SW 88 ST

WEST:

DKUC - BANK/OFFICE BLDG & HOTEL/OFFICES 7300 & 9090 S DADELAND BLVD

SURROUNDING AREA

MIX USES COMMERCIAL / RETAIL / OFFICE / RESTAURANTS WITH OUTDOOR DINING ON THE GROUND FLOORS AND CONDOS UNITS IN THE FLLOORS ABOVE.

NEIGHBORHOOD CHARACTERISTICS

THIS AREA IS PART OF THE NEW DOWNTOWN KENDALL WHICH IS MIXED USES TO INCLUDE COMMERCIAL / RETAIL / OFFICES /CONDOS AND RESTAURANTS WITH OUTDOOR DINING.

COMMENTS:

PICTURES OF THE PROPERTY WERE PROVIDED BY THE APPLICANT FOR VIEWING. THIS INSPECTOR SUPPLIED PICTURES OF THE SURROUDING PROPERTIES.

Inspector **HASSUN, PEDRO**
Evaluator **CARL HARRISON**
Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 1. NE CORNER OF PROPERTY AT SW 88 ST & S. DADELAND BLVD.



Date: 27-OCT-10

Comments: 1. NW CORNER OF PROPERTY AT SW 88 ST & SW 72 CT.



Date: 27-OCT-10

Comments: 1. SW EXPOSURE - SW CORNER OF PROPERTY ST S. DADELAND BLVD & SW 90 WAY.

Inspector **HASSUN, PEDRO**
Evaluator **CARL HARRISON**
Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 1. SE EXPOSURE - N VIEW SW 72 CT & SW 90 WAY.



Date: 27-OCT-10

Comments: 1. NW EXPOSURE - S VIEW OF S. DADELAND BLVD.



Date: 27-OCT-10

Comments: 2. DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - N VIEW FROM S.DADELAND BLVD.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 2.0 DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - NE VIEW FROM SW 88 ST & SW 72 CT.



Date: 27-OCT-10

Comments: 3.0 7300 N KENDALL DR - LOT W OF PROPERTY



Date: 27-OCT-10

Comments: 3.2 7360 N KENDALL DR - LOT W OF W OF
PROPERTY.



Date: 27-OCT-10

Comments: 3.1 7360 N KENDALL DR - LOT W OF W OF PROPERTY.



Date: 27-OCT-10

Comments: 4. 9090 S DADELAND BLVD MARRIOTT - LOT SW OF PROPERTY.



Date: 27-OCT-10

Comments: 5. S. DADELAND METRORAIL STATION - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 5.0 S. DADELAND METRORAIL- S OF PROPERTY
ALONG SW 90 WAY.



Date: 27-OCT-10

Comments: 6. 7200-7260 SW 88 ST - E OF PROPERTY - FROM
SW 72 CT. STORES: CONTAINER STORE, OLD
NAVY, OFFICE DEPOT & BRANDSMART USA.



Date: 27-OCT-10

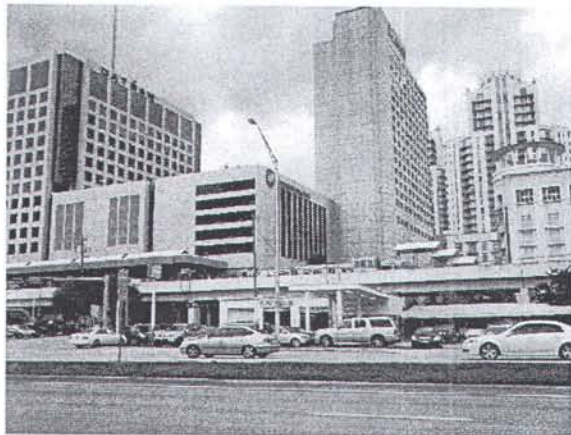
Comments: 7. SHORT'S 9200 S DIXIE HWY - SW OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 8. AUTO PERFECTION WINDOW TINTING 9180 S DIXIE HWY - SW OF PROPERTY.



Date: 27-OCT-10

Comments: 9.0 BARE NECESSITY - ROLLO'S LOUNGE 9100 S DIXIE HWY.



Date: 27-OCT-10

Comments: 10. SUBWAY 9060 S DIXIE HWY - S OF PROPERTY.

Inspector *HASSUN, PEDRO*

Evaluator *CARL HARRISON*

Process Number: *Z2010000044* Applicant Name *DOWNTOWN DADELAND RETAIL, LLC.*



Date: 27-OCT-10

Comments: 11. HAVANA SPICE CAFE 9050 S DIXIE HWY - SE OF PROPERTY.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Downtown Dadeland Retail, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Dadeland Retail, LLC</u>	<u>100% membership interest</u>
<u>6011 Connection Drive</u>	<u>(a wholly owned subsidiary</u>
<u>Irving, TX 75039</u>	<u>of the Goldman Sachs</u>
<u></u>	<u>Group, Inc. and publically</u>
<u></u>	<u>traded on the NYSE as GS)</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

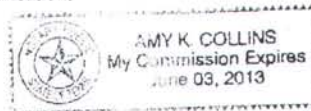
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Assistant Secretary of Managing Member

Sworn to and subscribed before me this 10th day of MARCH, 20 10. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires: 06/03/13

Seal

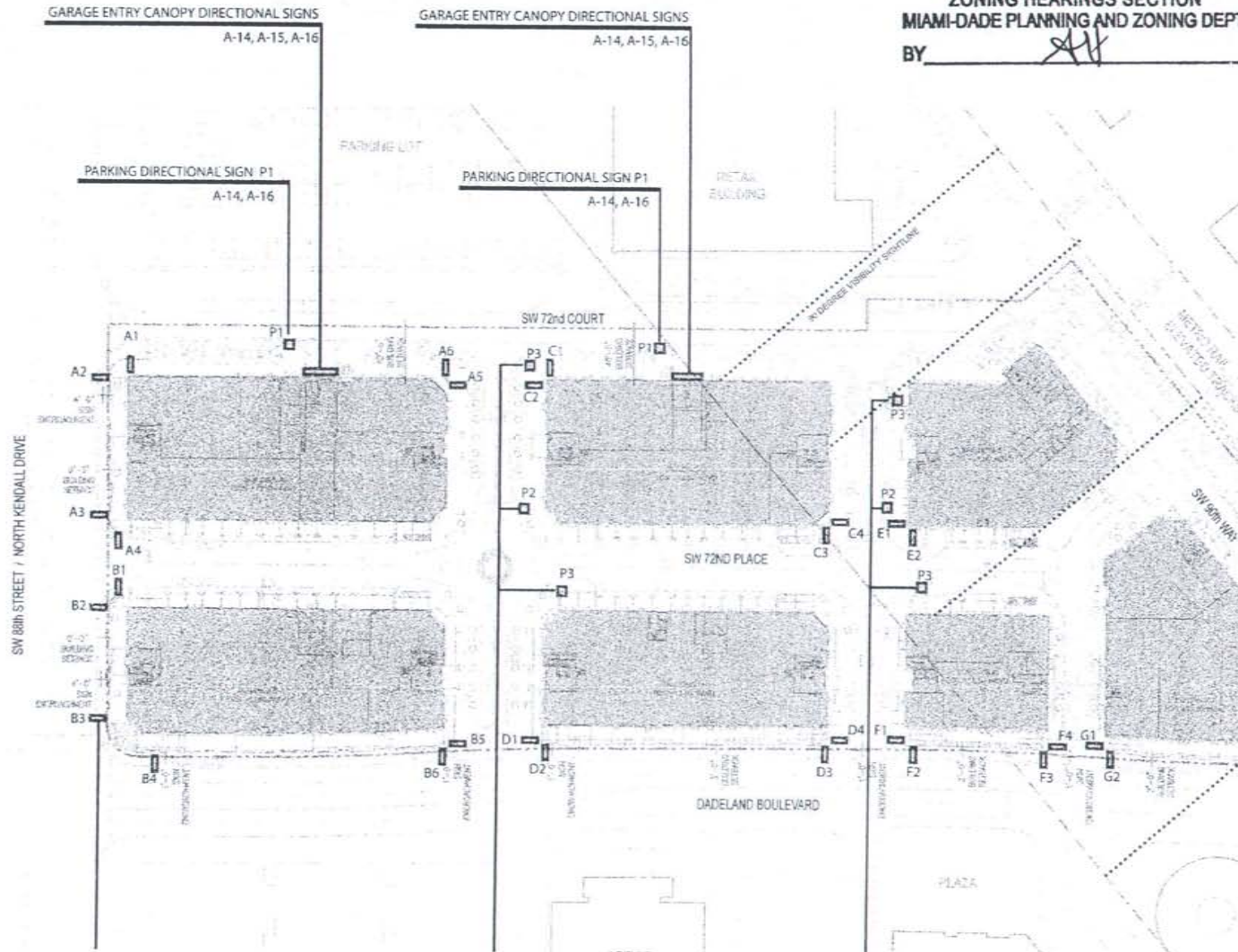
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
210.044
JAN 14 2011

**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

BY AV

	A4	NW Corner
	A5	SE Corner
	A5	SE Corner
Building B	B1	NE Corner
	B2	NE Corner
	B3	NW Corner
	B4	NW Corner
	B5	SW Corner
	B6	SW Corner
Building C	C1	NE Corner
	C2	NE Corner
	C3	SW Corner
	C4	SW Corner
Building D	D1	NW Corner
	D2	NW Corner
	D3	SW Corner
	D4	SW Corner
Building E	E1	NW Corner
	E2	NW Corner
Building F	F1	NW Corner
	F2	NW Corner
	F3	SW Corner
	F4	SW Corner
Building G	G1	NW Corner
	G2	NW Corner



ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCEDURE # 21.044
DATE: JAN 14, 2011
BY: ECR

RECEIVED
210-044
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AB

Banner Sign Schedule

Building Name	Banner Designation	Location
Building A	A1	NE Corner
	A2	NE Corner
	A3	NW Corner
	A4	NW Corner
	A5	SE Corner
Building B	B1	NE Corner
	B2	NE Corner
	B3	NW Corner
	B4	NW Corner
	B5	SW Corner
Building C	C1	NE Corner
	C2	NE Corner
	C3	SW Corner
	C4	SW Corner
	C5	SW Corner
Building D	D1	NW Corner
	D2	NW Corner
	D3	SW Corner
	D4	SW Corner
	D5	SW Corner
Building E	E1	NW Corner
	E2	NW Corner
	E3	NW Corner
	E4	NW Corner
	E5	NW Corner
Building F	F1	NW Corner
	F2	NW Corner
	F3	SW Corner
	F4	SW Corner
	F5	SW Corner
Building G	G1	NW Corner
	G2	NW Corner
	G3	NW Corner
	G4	NW Corner
	G5	NW Corner

DOWNTOWN DADELAND
7777 NORTH DADE AVENUE
MIAMI, FL 33145

PROPOSED SITE MODIFICATIONS

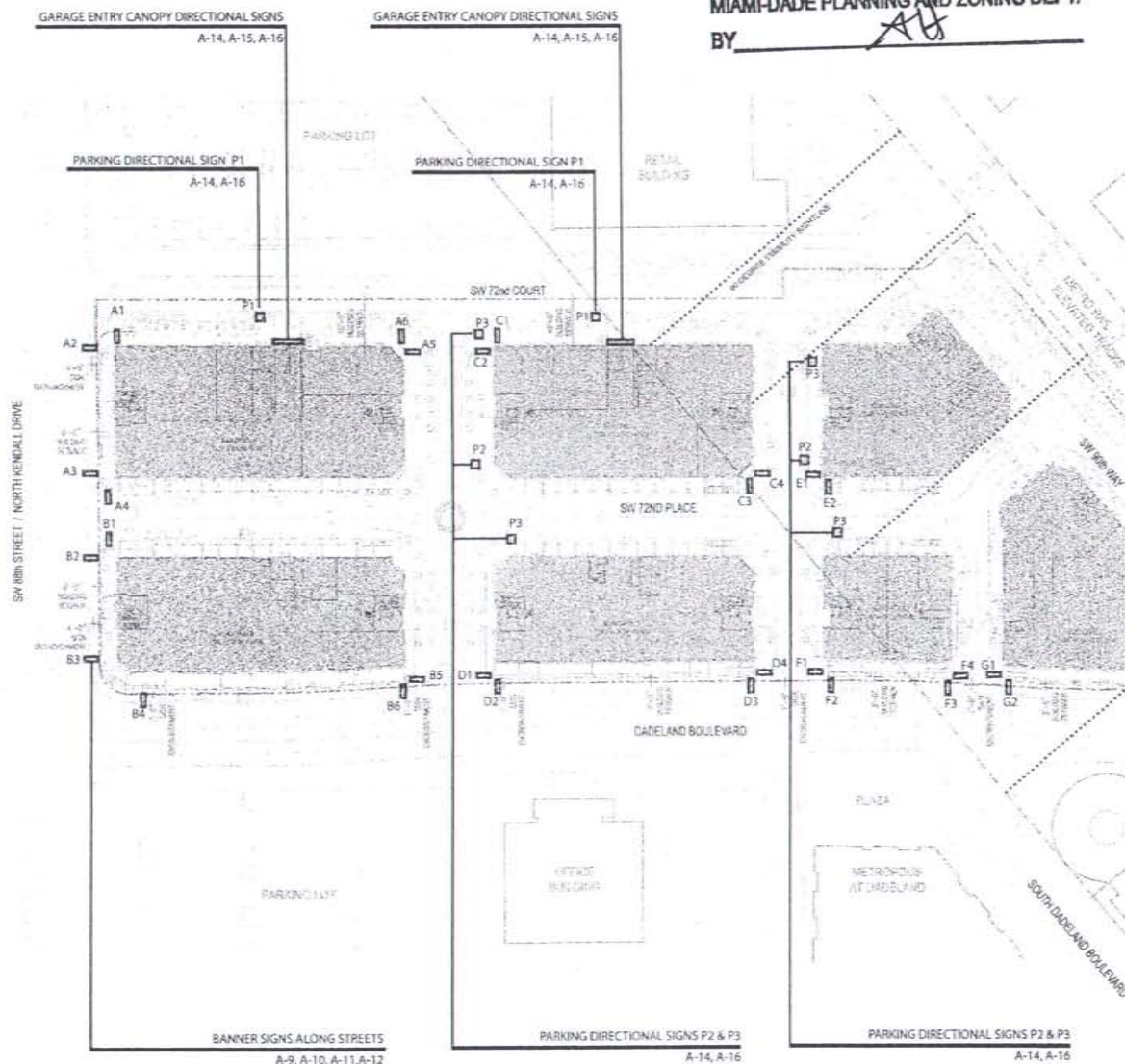
Zoning Hearing Application
01.14.11

DOWNTOWN DADELAND
7777 NORTH DADE AVENUE
MIAMI, FL 33145

City of Miami
Date: 1/14/11
By: [Signature]
Title: [Title]
F. [Signature]
F. [Signature]

ADD: [Address]
LUCY HARRIS, LLC
Architect/Designer
[Phone Number]

ARCHITECTURE + DESIGN



PROPOSED SITE PLAN
1"=50'

A-8

Project Information

Site Information

Net Lot Area
Zoning Designation
Main Use & Occupancy Classification

323,200 square feet (7.42 acres)
Downtown Kendall Urban Center District
Residential / Mercantile / Assembly

Sign Requirements

	Allowed	Proposed (Variance Items are Bold Underlined)	Remarks
Development Parameters Section 33-284.02 (6)(2)(b)	Awnings, balconies, roof eaves, signs, porches, awnings, balconies, roof eaves, and signs may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into rights of way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face 1'-0" encroachment into r.o.w. and 8'-10" from curb face 134" from sidewalk to bottom of sign Encroachment is lower than building	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs For Banner Signs
Permanent Point of Sale Signs (in Core and Center Sub-District) Section 33-284.03 (8)(2)(b)			
(i) Size	24 square feet maximum 8 square feet maximum for cantilever projecting	51.00 square feet 51.00 square feet	For Banner Signs For Banner Signs
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant.	ADDITIONAL cantilever projecting signs for each tenant at NON-FRONTAGE locations	For Banner Signs
(iii) Building Identification Wall Sign	Permitted above eight foot. One (1) sign per frontage is permitted, each sign shall be a maximum of three hundred (300) square feet.	N/A	
(iv) Setback and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line.	North Kendall Drive = 4 foot encroachment beyond north property line Dadeland Boulevard = 1 foot encroachment beyond west property line SW 72nd Court = 30'-6" setback from east property line	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs
(v) Illumination	Section 33-86, Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited.	N/A	
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign.	N/A	
(vii) Special Conditions	No permit required for awnings following these requirements. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Backlit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building names and questionnaires carved into stone or stucco relief may occupy up to ten (10) percent of a facade.	N/A	
(viii) Prohibited	No sign shall exhibit obscenity, any lewd or lascivious matter.	N/A	
Directional Signs (to direct traffic flow and locate entrances and exits) Section 33-284.03 (8)(2)			
(i) Size	Do not exceed three (3) square feet in area	2.65 & 2.30 square feet 14.75 square feet	For parking directional signs For lettering on top of parking garage entrance canopy
(ii) Height	Do not exceed four (4) feet in height above grade	10'-6" above grade to top 10'-3" above grade to top 12'-0" above grade to top	For parking directional signs on lamp posts For parking directional signs on parking garage entrance canopy For parking garage entrance canopy lettering sign
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided	
(iv) Prohibited	Logos, names, and advertising are not permitted on such signs	Logo sign provided, 4.61 square feet & 12'-10" above grade to top	On parking garage entrance canopy



ZONING DATA

Zoning Hearing Application
01.14.11

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210-044
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156

One Kinkadee Tower
Suite 1110
Two South Bayshore Blvd.
Miami, FL 33133
T 305.433.0752
F 305.433.0759
www.miamidade.gov

422046
(305) 436-0122
Lorraine Graham
(305) 436-0123

ARCHITECTURE + DESIGN

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MIAMI-DADE COUNTY
PROJECT # 09163.00
DATE: JAN 14 2011
BY: JON

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210-094
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY



DOWNTOWN DADELAND
2775 NORTH MIAMI DRIVE
MIAMI, FL 33155

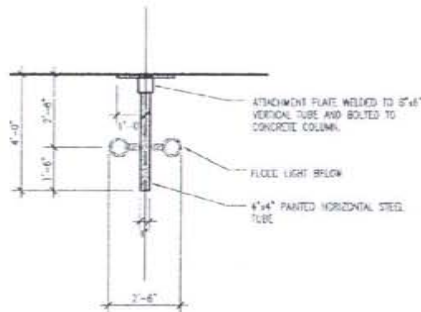
BANNER SIGN DETAILS

Zoning Hearing Application
01.14.11

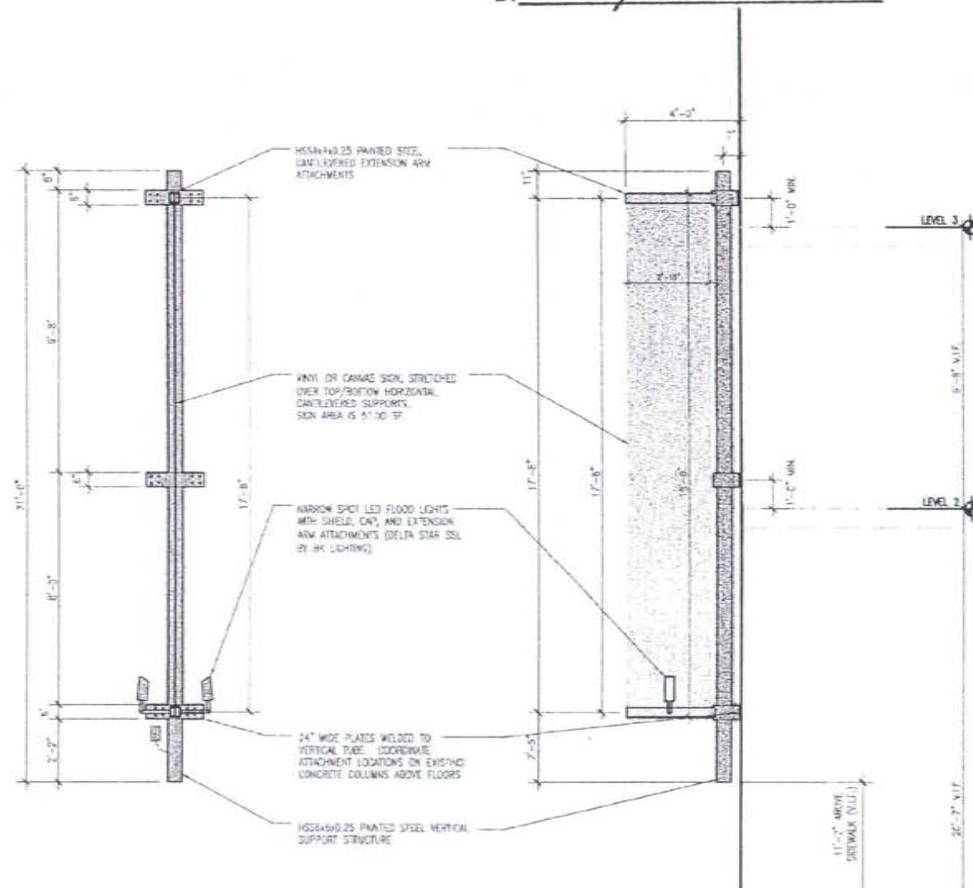
DOWNTOWN DADELAND
2775 NORTH MIAMI DRIVE
MIAMI, FL 33155



BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



BANNER SIGN PLAN
1/2"=1'-0"



BANNER SIGN ELEVATIONS
1/2"=1'-0"

PROJECT #09163.00

Owner: Downtown Dadeland
Architect: Architecture + Design
Date: 01.14.11
Project: Downtown Dadeland
Drawing: Banner Sign Details
Scale: 1/2"=1'-0"

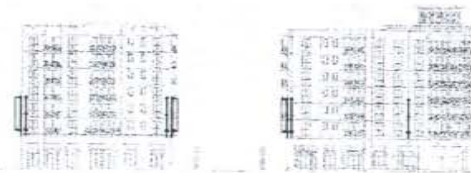
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PLANNING & ZONING
DATE: JAN 14 2011
BY: KCR

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Z10-044
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY: *AV*



NORTH ELEVATION ALONG KENDALL DRIVE
NO SCALE

33
DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156

BANNER SIGN OVERALL
ELEVATIONS

Zoning Hearing Application
01.14.11



EAST ELEVATION ALONG SW 72ND COURT
NO SCALE

DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156



WEST ELEVATION ALONG DADELAND BOULEVARD
NO SCALE

Shirley E. Jones Group
1001 NW 10th St.
Miami, FL 33136
Tel: 305.575.1234
Fax: 305.575.1235
www.shirleyejonesgroup.com

1001 NW 10th St.
Miami, FL 33136
Tel: 305.575.1234
Fax: 305.575.1235
www.shirleyejonesgroup.com

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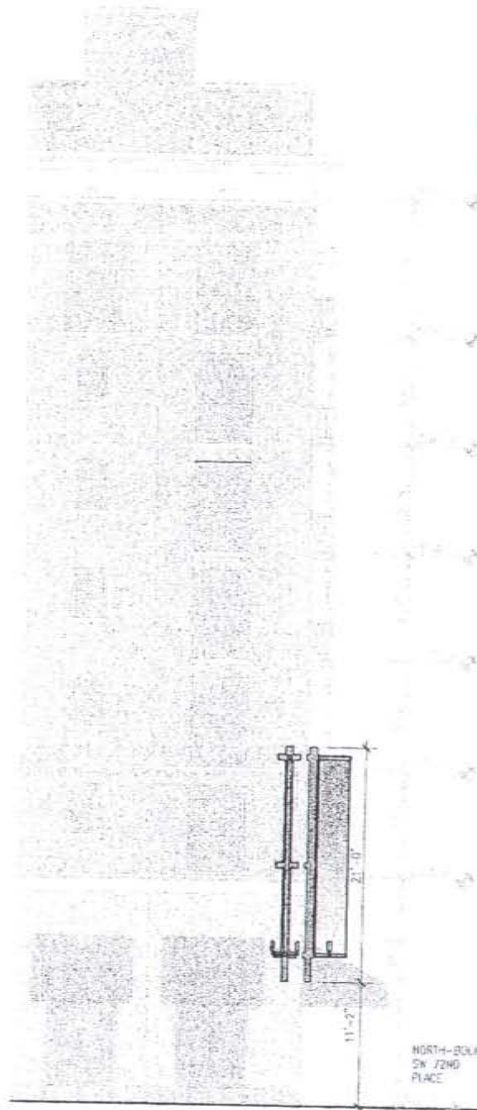
PROJECT #09163.00

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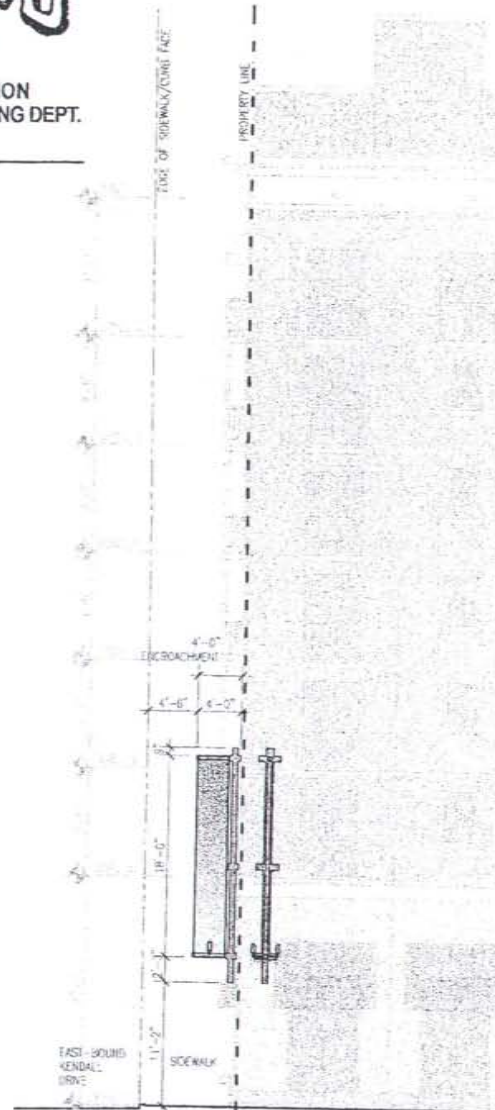
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MIAMI-DADE COUNTY
PROJECT # 09163.00
DATE: JAN 14 2011
BY: JCB

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2009
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

101
DOWNTOWN DADELAND

BANNER SIGN BUILDING
ELEVATIONS

Zoning Hearing Application
01.14.11

DOWNTOWN DADELAND
7701 NORTH KENDALL DRIVE
MIAMI, FL 33156

One Elevation/View
Total 100
The Architect/Engineer
Miami, FL 33101
T 305 554 1111
F 305 554 1111
www.abd.com

10014
10014
10014
10014
10014

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PROJECT #09163.00

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PROCESS # 23-044
DATE: JAN 14 2011
BY: ICE

35
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JAN 14 2011
DOWNTOWN DADELAND
PLANNING AND ZONING DEPT.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AS

BANNER SIGN BUILDING
ELEVATIONS

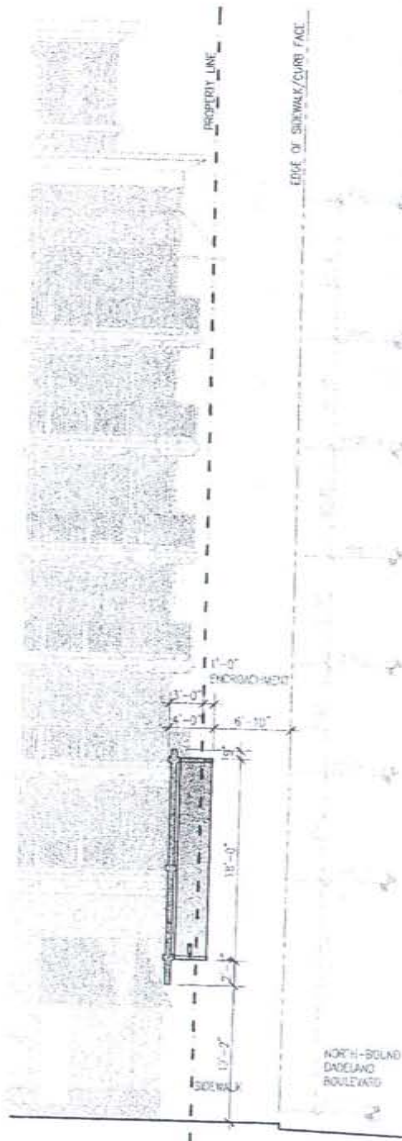
Zoning Hearing Application
01.14.11

DOWNTOWN DADELAND
7221 NORTH KENDALL DRIVE
MIAMI, FL 33156

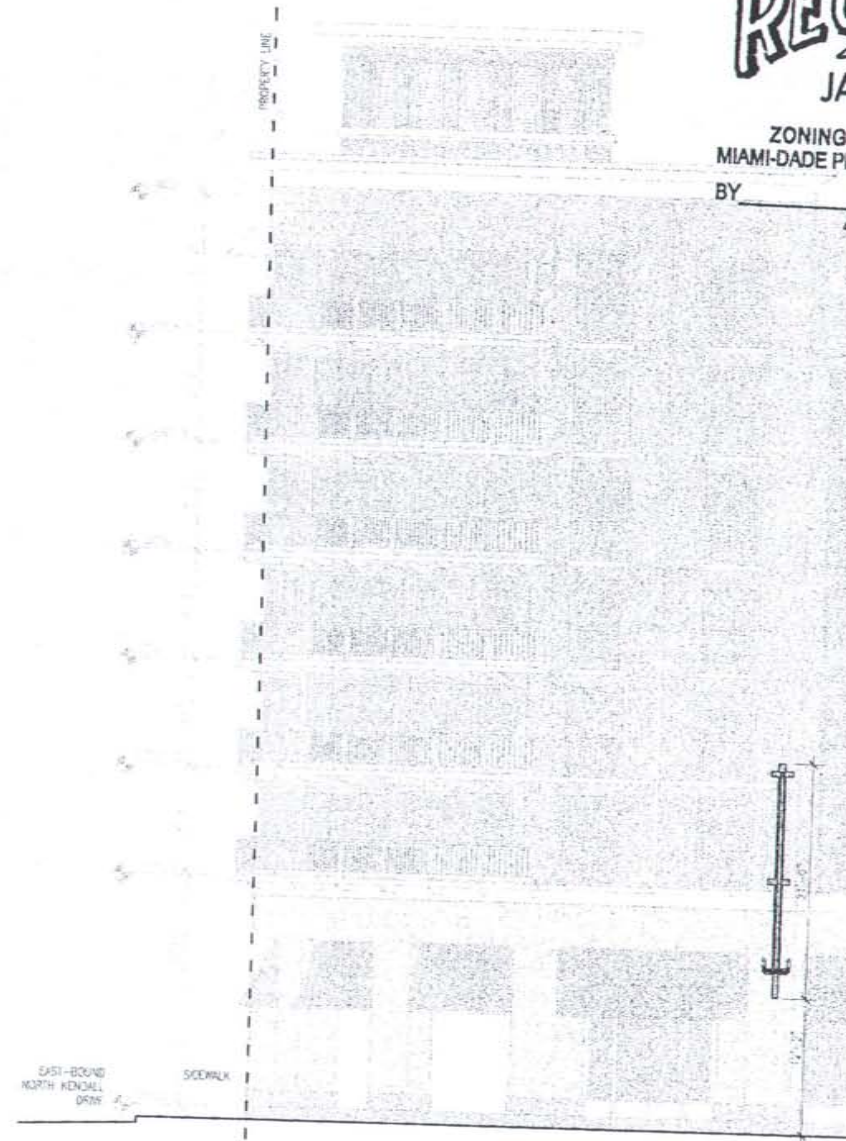
One Stop Planning
1000 N.W. 10th St.
Miami, FL 33136
Tel: 305-575-1111
Fax: 305-575-1112
www.one-stop-planning.com

1000 N.W. 10th St.
Miami, FL 33136
Tel: 305-575-1111
Fax: 305-575-1112
www.one-stop-planning.com

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PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8"=1'-0"

PROJECT #091163.00

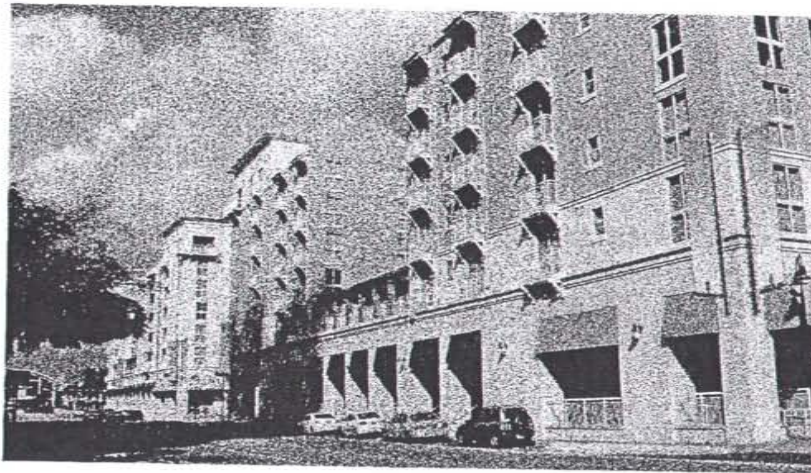
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BY: [Signature]

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210-044
JAN 14 2011

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BY: [Signature]



AT NORTH KENDALL DRIVE
NO SCALE



ALONG DADELAND BOULEVARD
LOOKING NORTH
NO SCALE

PROJECT #09163.00



AT SW 72nd COURT
NO SCALE

36
DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156

BANNER SIGN PHOTO-
MONTAGES

Zoning Hearing Application
01.14.11

DOWNTOWN DADELAND
7770 NORTH KENDALL DRIVE
MIAMI, FL 33156

Client: [Name]
Date: 1/11
Project: [Name]
Phone: (305) 233-1111
Fax: (305) 233-1111
www.add.com

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SECTION 22-24-04
DATE: JAN 14 2011
BY: JCB

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2004
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ZONING HEARINGS SECTION
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BY AT

DOWNTOWN DADELAND

PARKING
DIRECTIONAL SIGNS -
AXONOMETRIC

Zoning Hearing Application
01.14.11

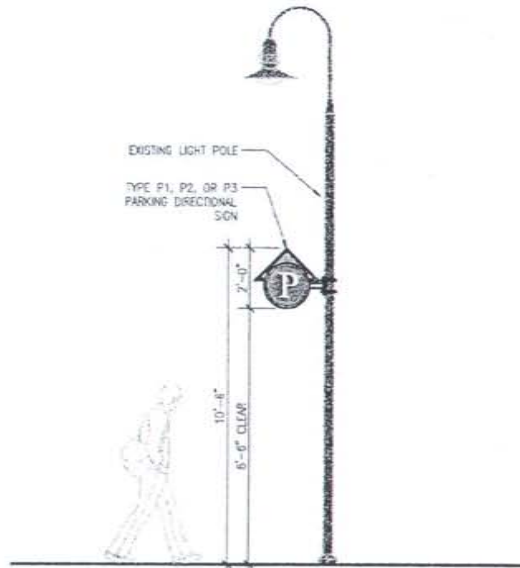
DOWNTOWN DADELAND
7270 NORTH MIAMI DRIVE
MIAMI, FL 33136

The Bureau of
Planning
7270 North Miami Drive
Miami, FL 33136
7-337-3637
7-337-3638
www.miamidade.gov

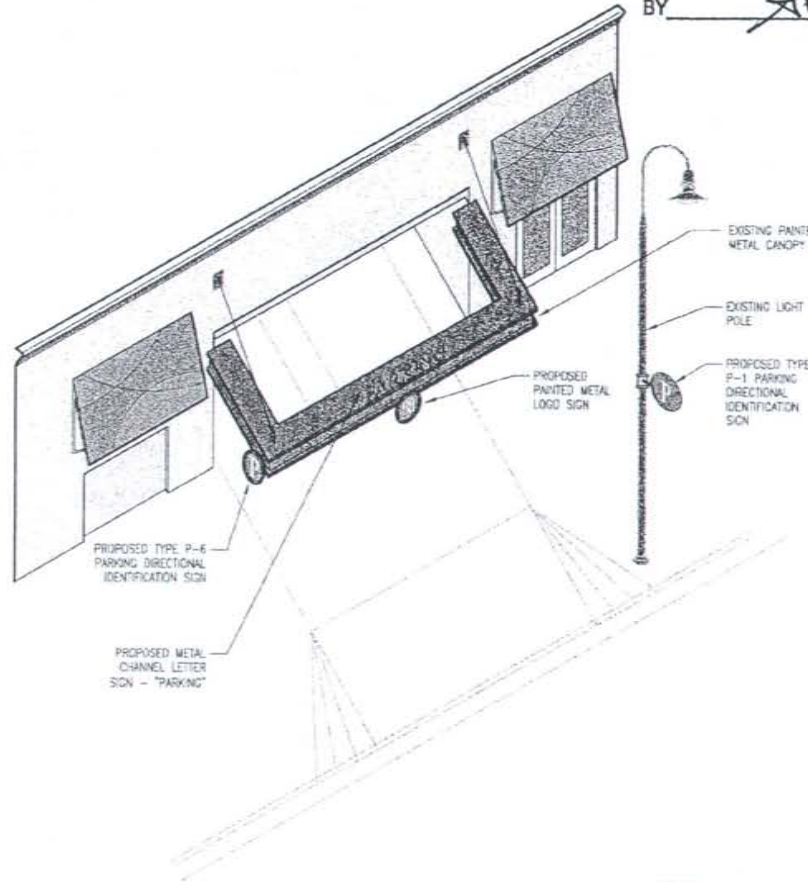
ARCHITECT
7270 North Miami Drive
Miami, FL 33136
7-337-3637
7-337-3638
www.miamidade.gov

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A-14

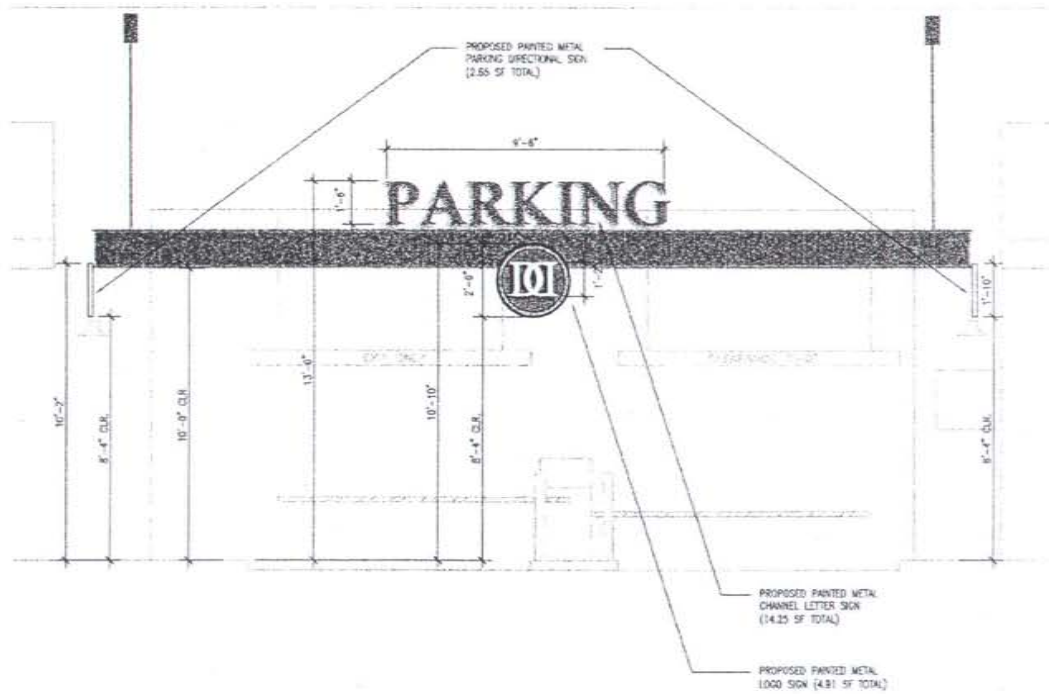
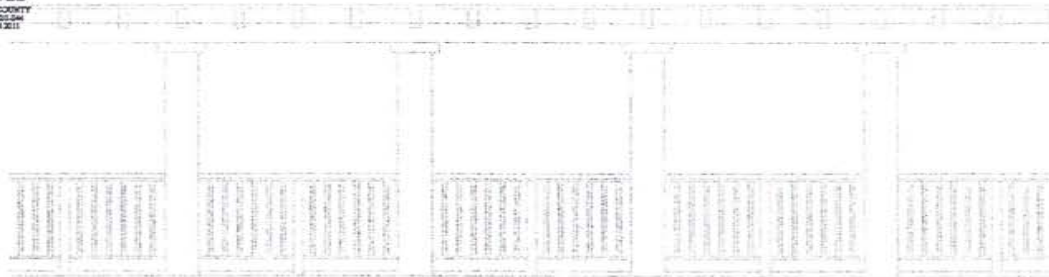


PROPOSED SIGN ELEVATION
1/2" = 1'-0"



PROPOSED AERIAL VIEW
OF GARAGE ENTRANCE
AND EXIT
NO SCALE

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MIAMI-DADE COUNTY
PROJECT # 09153.00
DATE JAN 14 2011
BY: JEC



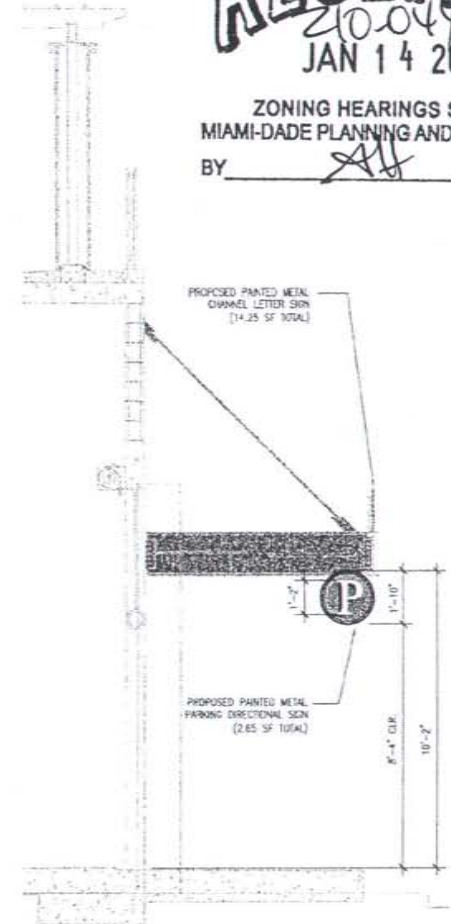
PROPOSED FRONT ELEVATION
1/2"=1'-0"

PROJECT #09153.00

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2004
JAN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY SA



PROPOSED SIDE ELEVATION
1/2"=1'-0"

PARKING
GARAGE ENTRY/EXIT
SIGN ELEVATION

Zoning Hearing Application
01.14.11

DOWNTOWN DADELAND
7720 NORTH KENDALL DRIVE
MIAMI, FL 33156

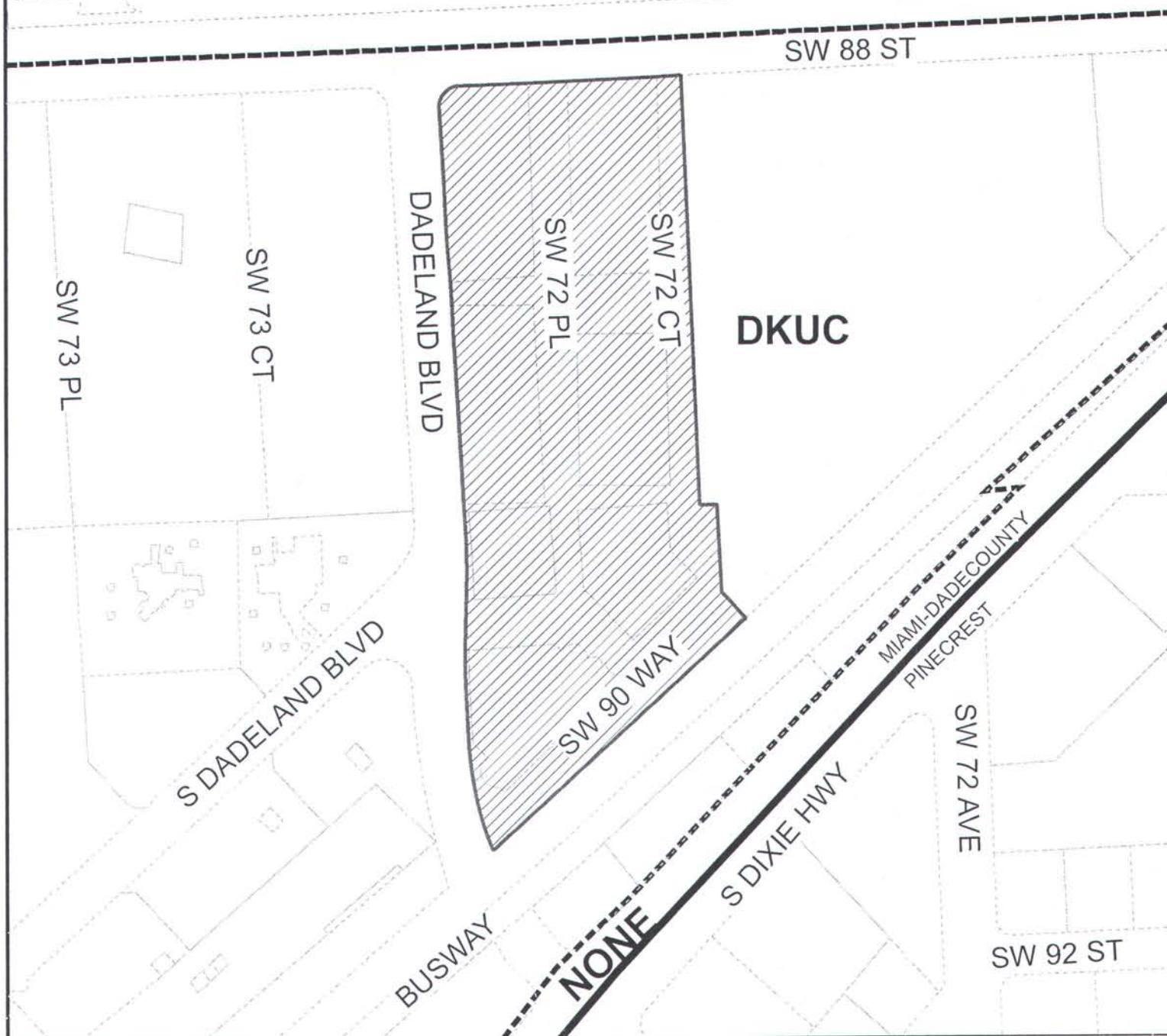
Site/Project Owner:
Cable TV
The South Florida
Project (SFLP)
1345 W. 10th St.
Miami, FL 33136
www.sflp.com

Architect:
JGP Architects
1345 W. 10th St.
Miami, FL 33136
www.jgp.com

ARCHITECTURE • DESIGN

A-15

DADELAND MALL
DKUC





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000044

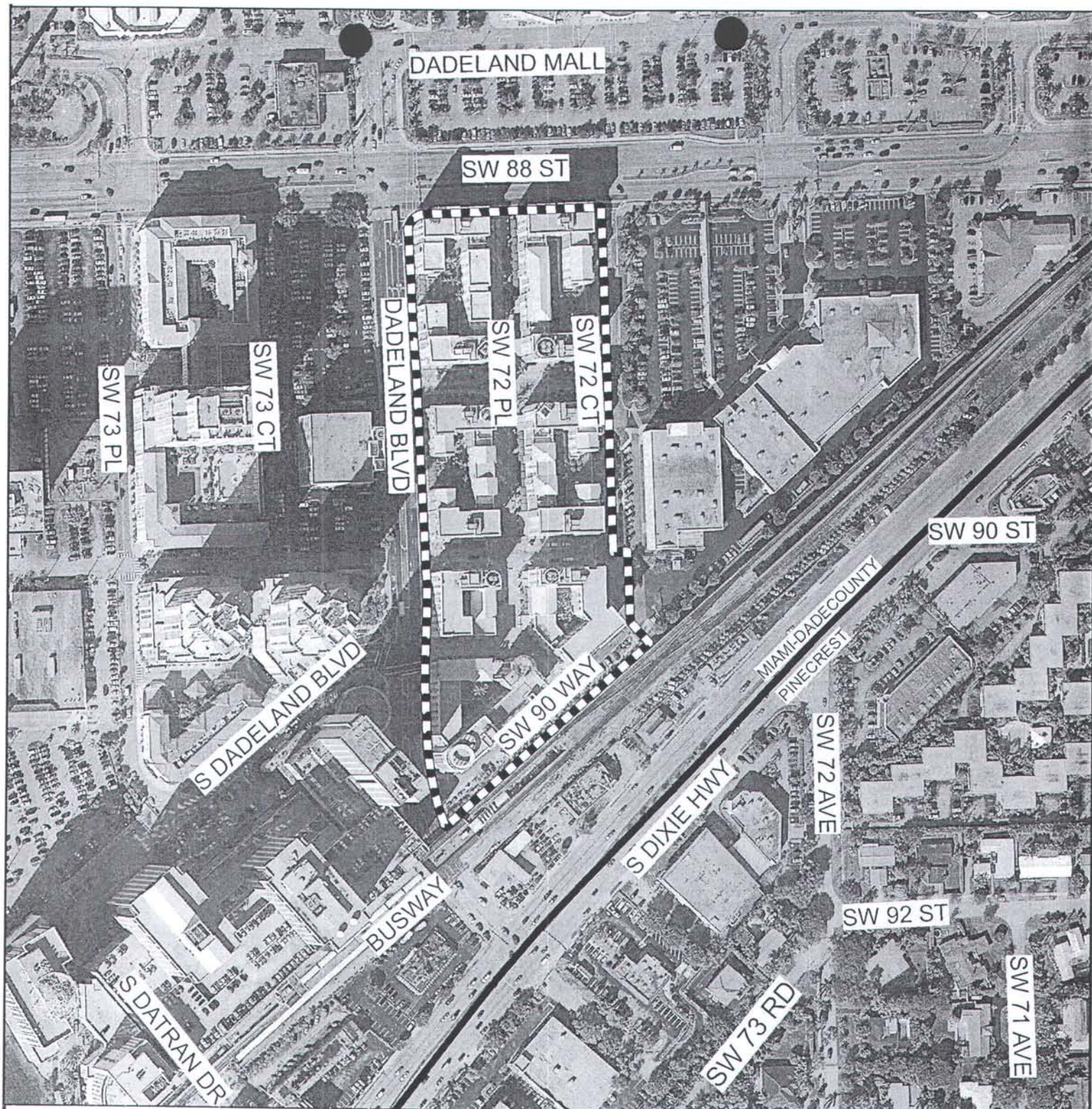
Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
	40	



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000044

Legend



Subject Property



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY

A. DOWTOWN DADELAND RETAIL, LLC.
(Applicant)

10-11-CZ12-3 (10-044)
Area 12/District 07
Hearing Date: 12/16/10

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	BCC	Approved
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	ACC	Recommended for Approval
1968	George Williamson Cadillac Company	- Variance of sign regulation.	BCC	Appeal Approved, Application Approved
1968	George Williamson Cadillac Company	- Variance of sign regulation.	ZAB	Denied
1970	Larry Costley Chevrolet	- Variance of sign regulation.	ZAB	Approved
1971	Larry Costley Chevrolet	- Variance of sign regulation.	BCC	Appeal Denied, Application Approved
1984	George E. Williamson	- Non-Use Variance of open space requirements.	ZAB	Approved w/conds.
1986	Southeast Banking Corp.	- Non-Use Variance of setback requirement & Floor Area Ratio.	ZAB	Approved w/conds.
1999	George E. Williamson, II ET AL	- Special Exception to permit a mixed-use development. - Non-Use Variance of the fixed guide way rapid transit. - Unusual Use to permit outdoor dinning. - Non-Use Variance of zoning regulations. - Special Exception of alcoholic spacing. - Non-Use Variance of landscaping requirements.	BCC	Approved w/conds.

2002	George E. Williamson II & Thomas W. Williamson	- Deletion of a Declaration of Restrictions.	BCC	Approved
------	--	---	-----	----------

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#3

APPLICANT'S NAME: **DOWNTOWN DADELAND RETAIL, LLC.**

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-11-CZ12-3 (10-044)	November 18, 2010	CZAB12 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: Dec 16, 2010 <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferred due to a lack of time.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			4	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **JOHN MCINNIS**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Downtown Dadeland Retail, LLC.

PH: Z10-044 (10-11-CZ12-3)

SECTION: 2-55-40

DATE: December 16, 2010

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o **REQUESTS:**

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations; to allow larger cantilever projecting signs to encroach into the right-of-way; and to permit directional signage with logos to be taller than allowed by the zoning regulations

- o **LOCATION:** Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida.

- o **SIZE:** 7.42 acre.

ZONING HEARINGS HISTORY:

From 1961, portions of the subject property were approved through the zoning hearings process for district boundary changes, special exceptions and variances from the zoning regulations. Significantly, in November 1968, the subject property was approved to allow a 2nd detached Class B Point of Sale sign, pursuant to Resolution #Z-314-68. Similarly, in 1971, pursuant to resolution #Z-29-71, the subject property was approved to allow more

signage on a street frontage and on the subject property than allowed by the zoning regulations. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers

5

designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have

a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

DKUCD; mixed use residential and retail uses

Community Urban Center

Surrounding Properties:

NORTH: DKUCD; shopping mall

Community Urban Center

SOUTH: DKUCD: Metro-Rail Station facility

Community Urban Center

EAST: DKUCD: retail stores

Community Urban Center

WEST: DKUCD; offices, hotels

Community Urban Center

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Signage:

Acceptable

Urban Design:

Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

This item was deferred from the November 18, 2010 meeting due to a lack of time. The subject property is located south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, approximately **9 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-3, Liberal Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this application will permit the existing retail center with more signage per tenant and cantilever signs on a street frontage than allowed; allow cantilever projecting signs to encroach into the right-of-way; and permit directional signage with logos to be taller than allowed by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center (DKUC) District** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with

a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3 signs per street frontage, per tenant: to permit additional cantilever projecting (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.75 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted (request #2); to permit directional signs with a height varying from 10'2" to 13', where a maximum height of 4' is permitted (request #3) and finally, to permit directional signs with logos (request #4), which is also not permitted in the DKUCD. The applicant has indicated in their letter of intent that the increased signage, signage size and locations being requested is to allow for the success of the retail stores and restaurants located on the ground floors of the seven (7) buildings located within the subject property. Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and Dadeland Boulevard. Staff concurs with this and further opines that approval of the requests for additional signage, signage projecting into the right-of-way and signage that will be elevated above the height allowed by the district regulations, will allow passersby to locate and arrive at their destination within this retail and residential district faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, staff opines that this development is unique and that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Their memorandum also indicates that this application will not generate any new additional daily peak hour vehicle trips. The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **5:20 minutes**.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative effect on the appearance of the community. The subject parcel consists of seven (7) buildings, all of which are seven (7) stories high, surrounding a central plaza area where the majority of the retail and restaurant businesses front. As such, the applicant opines, and staff concurs, that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and Dadeland Boulevard. Further, staff opines, that approval of the

applicant's request for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way as well as directional signage above the height that is allowed in an area with multiple high-story buildings and retail establishments, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Further, staff notes that the subject site was previously approved for variances to the signage regulations on more than one occasion and as such, approval of this request would not be precedent setting. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts the elevated Metrorail platform and lines to the south, and multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

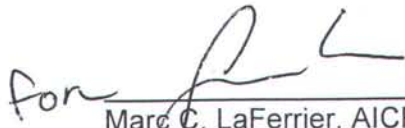
Based on the aforementioned, staff recommends approval with conditions of requests #1 through #4, under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 09/20/10
DATE REVISED: 09/22/10, 10/06/10, 11/22/10
DATE FINALIZED: 11/22/10
MCL:GR:NN:AA:CH

for 
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum



Date: May 7, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-12 #Z2010000044
Downtown Dadeland Retail, LLC
7270 N. Kendall Drive
To Permit Point of Sale and Directional Signs Throughout the
Development (Not Permitted)
(DKUC) (7.42 Acres)
02-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the point of sale and directional signs will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PH# Z2010000044
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DOWNTOWN DADELAND RETAIL, LLC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

25-MAY-10

Memorandum



Date: 06-MAY-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000044

Fire Prevention Unit:

No objection to Letter of Intent stamped received April 20, 2010.

Service Impact/Demand

Development for the above Z2010000044
located at 7270 NORTH KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1832 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 13-OCT-10
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DOWNTOWN DADELAND RETAIL,
LLC.

LYING SOUTH OF SW 88 STREET,
BETWEEN SW 72 CT & SW 72 PL,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000044

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:

DOWNTOWN DADELAND RETAIL, LLC. Lying east of SW 77 Avenue and approximately 1300'
south of SW 88 Street (Kendall Drive), aka 9355 S.W. 77 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

DATE:

10/12/2010

CURRENT ENFORCEMENT HISTORY:

Folio's 30-5002-097-0001, 096-001, 095-0001, 093-0001, 092-0001, 091-0001, 087-0001, and
081-0010

Open Cases:

Neighborhood Compliance:
No open cases.

Building;
Folio 30-5002-000-0600

Building case 20100134968 Working without Permit, NOV mailed 2-8-2010 for failure of owner-builder or contractor to obtain a permit for the installation of an exhaust fan in the electric room. Compliance inspection for NOV requested 6/16/10.

Building case 20100137550 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 222, 223, 229. Compliance inspection for NOV requested 10/15/10.

Building case 20100137551 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 232, 334, 336, 437, 439. Compliance inspection for NOV requested 10/15/10.

Closed Cases:

Neighborhood Compliance;

Folio 30-5002-081-0010 various cases for sign violations that are all closed.

Building:

Folio 30-5002-000-0600, 8 cases for Working without Permit, 3 cases for Expired Permit and 1 case for Unsafe Structures.

Compliance:

No previous cases.

Sam Walthour, MSM, Assistant Director

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO

Inspection Date

Evaluator: CARL HARRISON

10/05/10

Process #: Applicant's Name
Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

Locations: LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY, FLORIDA.

Size: 7.42 ACRES

Folio #: 3050020970001

Request:

1 Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage; to permit an additional cantilever sign (1 permitted) per street frontage. 33-284.63(B)2(b)ii.

2 Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted) 33-284.63(8)(B)

3 Applicant is requesting to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) 33-284.63(8)(B)

4 Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted) 33-284.63(8)(B)

5 Applicant is requesting to permit directional signs with logos (not permitted). 33-284.63(8)(B)
CZAB 1ST RECOMMENDED FOR APPROVAL TO BCC

EXISTING ZONING

Subject Property DKUC,

EXISTING USE RES/ COMM/

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SIX 7 STORY BUILDINGS AND ONE 6 STORY BUILDING.

USE(S) OF PROPERTY:

MIXED USES TO INCLUDE RETAIL/OFFICES/RESTAURANTS AND RESIDENTIAL HIGH DENSITY.

FENCES/WALLS:

NONE

LANDSCAPING:

STREET TREES IN THE INTERIOR ROADS SOME IN PLANTERS WITH SHURBS. NO LAWN AREA.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MEMO DATED 10/13/2010 & 10/07/2010 ON FILE.

OTHER:

NONE

ZONING INSPECTION REPORT

Process # Applicant's Name
Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

SURROUNDING PROPERTY

NORTH:

DKUC - DADELAND MALL 7535 SW 88 ST

SOUTH:

DKUC - S DADELAND METRORAIL

EAST:

DKUC - COMMERCIAL RETAIL SALES 7200-7260 SW 88 ST

WEST:

DKUC - BANK/OFFICE BLDG & HOTEL/OFFICES 7300 & 9090 S DADELAND BLVD

SURROUNDING AREA

MIX USES COMMERCIAL / RETAIL / OFFICE / RESTAURANTS WITH OUTDOOR DINING ON THE GROUND FLOORS AND CONDOS UNITS IN THE FLOORS ABOVE.

NEIGHBORHOOD CHARACTERISTICS

THIS AREA IS PART OF THE NEW DOWNTOWN KENDALL WHICH IS MIXED USES TO INCLUDE COMMERCIAL / RETAIL / OFFICES / CONDOS AND RESTAURANTS WITH OUTDOOR DINING.

COMMENTS:

PICTURES OF THE PROPERTY WERE PROVIDED BY THE APPLICANT FOR VIEWING. THIS INSPECTOR SUPPLIED PICTURES OF THE SURROUNDING PROPERTIES.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 1. NE CORNER OF PROPERTY AT SW 88 ST & S. DADELAND BLVD.



Date: 27-OCT-10

Comments: 1. NW CORNER OF PROPERTY AT SW 88 ST & SW 72 CT.



Date: 27-OCT-10

Comments: 1. SW EXPOSURE - SW CORNER OF PROPERTY ST S. DADELAND BLVD & SW 90 WAY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 1. SE EXPOSURE - N VIEW SW 72 CT & SW 90 WAY.



Date: 27-OCT-10

Comments: 1. NW EXPOSURE - S VIEW OF S. DADELAND BLVD.



Date: 27-OCT-10

Comments: 2. DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - N VIEW FROM S.DADELAND BLVD.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 2.0 DADELAND MALL 7535 SW 88 ST - N OF
PROPERTY - NE VIEW FROM SW 88 ST & SW 72 CT.



Date: 27-OCT-10

Comments: 3.0 7300 N KENDALL DR - LOT W OF PROPERTY



Date: 27-OCT-10

Comments: 3.2 7360 N KENDALL DR - LOT W OF W OF
PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044**

Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 3.1 7360 N KENDALL DR - LOT W OF W OF PROPERTY.



Date: 27-OCT-10

Comments: 4. 9090 S DADELAND BLVD MARRIOTT - LOT SW OF PROPERTY.



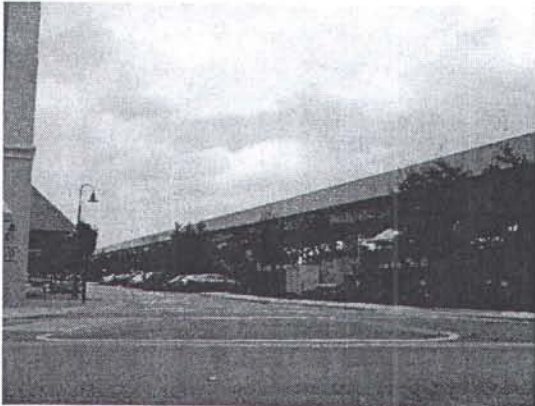
Date: 27-OCT-10

Comments: 5. S. DADELAND METRORAIL STATION - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 5.0 S. DADELAND METRORAIL- S OF PROPERTY
ALONG SW 90 WAY.



Date: 27-OCT-10

Comments: 6. 7200-7260 SW 88 ST - E OF PROPERTY - FROM
SW 72 CT. STORES: CONTAINER STORE, OLD
NAVY, OFFICE DEPOT & BRANDSMART USA.



Date: 27-OCT-10

Comments: 7. SHORT'S 9200 S DIXIE HWY - SW OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 8. AUTO PERFECTION WINDOW TINTING 9180 S DIXIE HWY - SW OF PROPERTY.



Date: 27-OCT-10

Comments: 9.0 BARE NECESSITY - ROLLO'S LOUNGE 9100 S DIXIE HWY.



Date: 27-OCT-10

Comments: 10. SUBWAY 9060 S DIXIE HWY - S OF PROPERTY.

Inspector **HASSUN, PEDRO**

Evaluator **CARL HARRISON**

Process Number: **Z2010000044** Applicant Name **DOWNTOWN DADELAND RETAIL, LLC.**



Date: 27-OCT-10

Comments: 11. HAVANA SPICE CAFE 9050 S DIXIE HWY - SE OF PROPERTY.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Downtown Dadeland Retail, LLC

NAME AND ADDRESS

Percentage of Stock

Dadeland Retail, LLC

100% membership interest

6011 Connection Drive

(a wholly owned subsidiary

Irving, TX 75039

of the Goldman Sachs

Group, Inc. and publically

traded on the NYSE as GS)

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

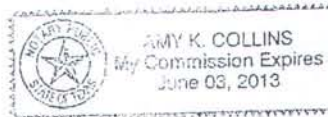
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Assistant Secretary of Managing Member

Sworn to and subscribed before me this 16th day of MARCH, 20 10. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires: 06/03/13

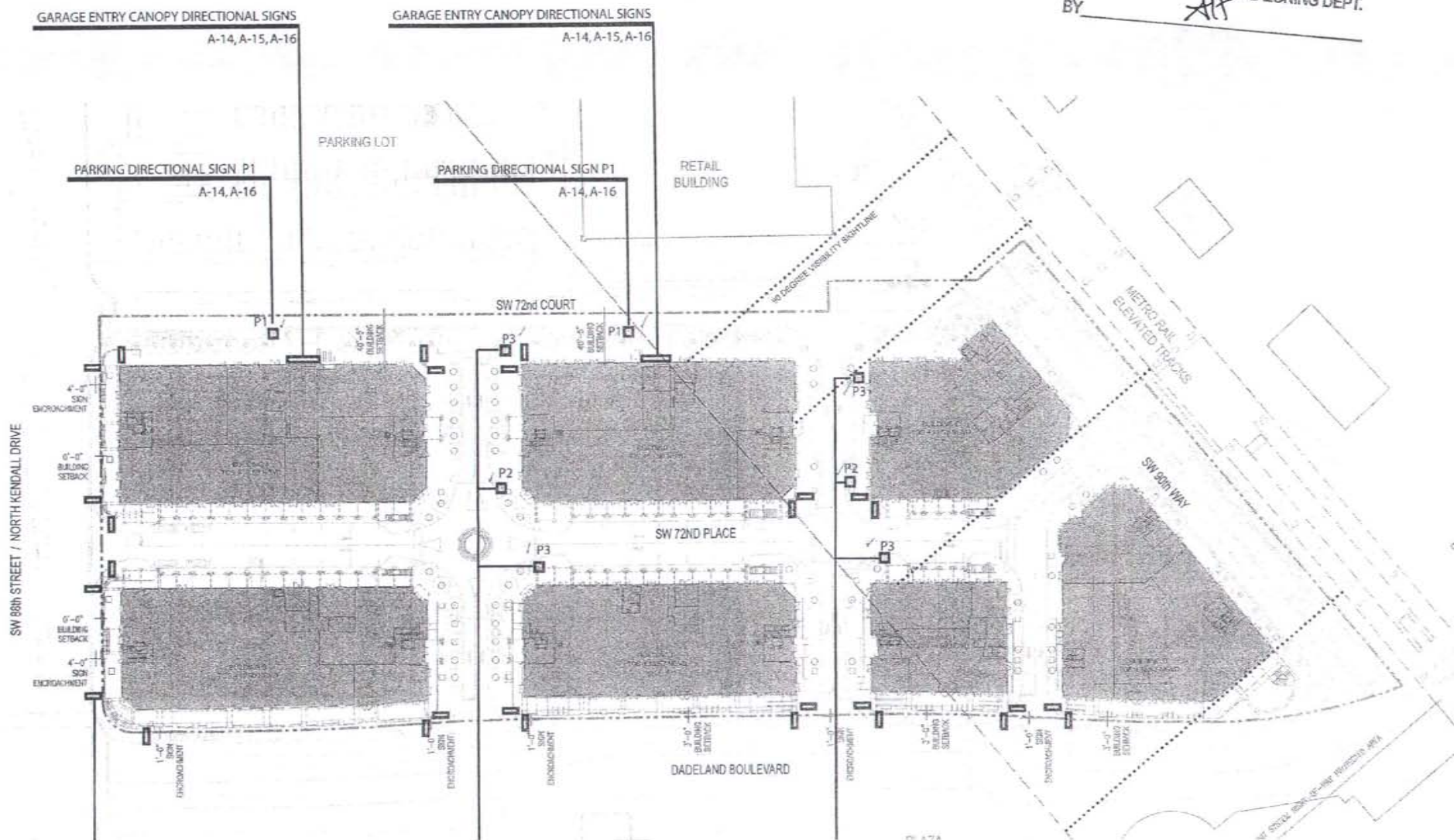
Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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28

ZONING HEARINGS SECTION
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BY Alt



ENLARGE SITE PLAN

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PLANNING & ZONING
DEPT. JUL 9 2010
BY: JCM

29

DOWNTOWN DADELAND
COMMITTEE MEETING

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *ALH*

PROPOSED SITE
MODIFICATIONS

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7230 NORTH KENDALL DRIVE
MIAMI, FL 33156

210-044

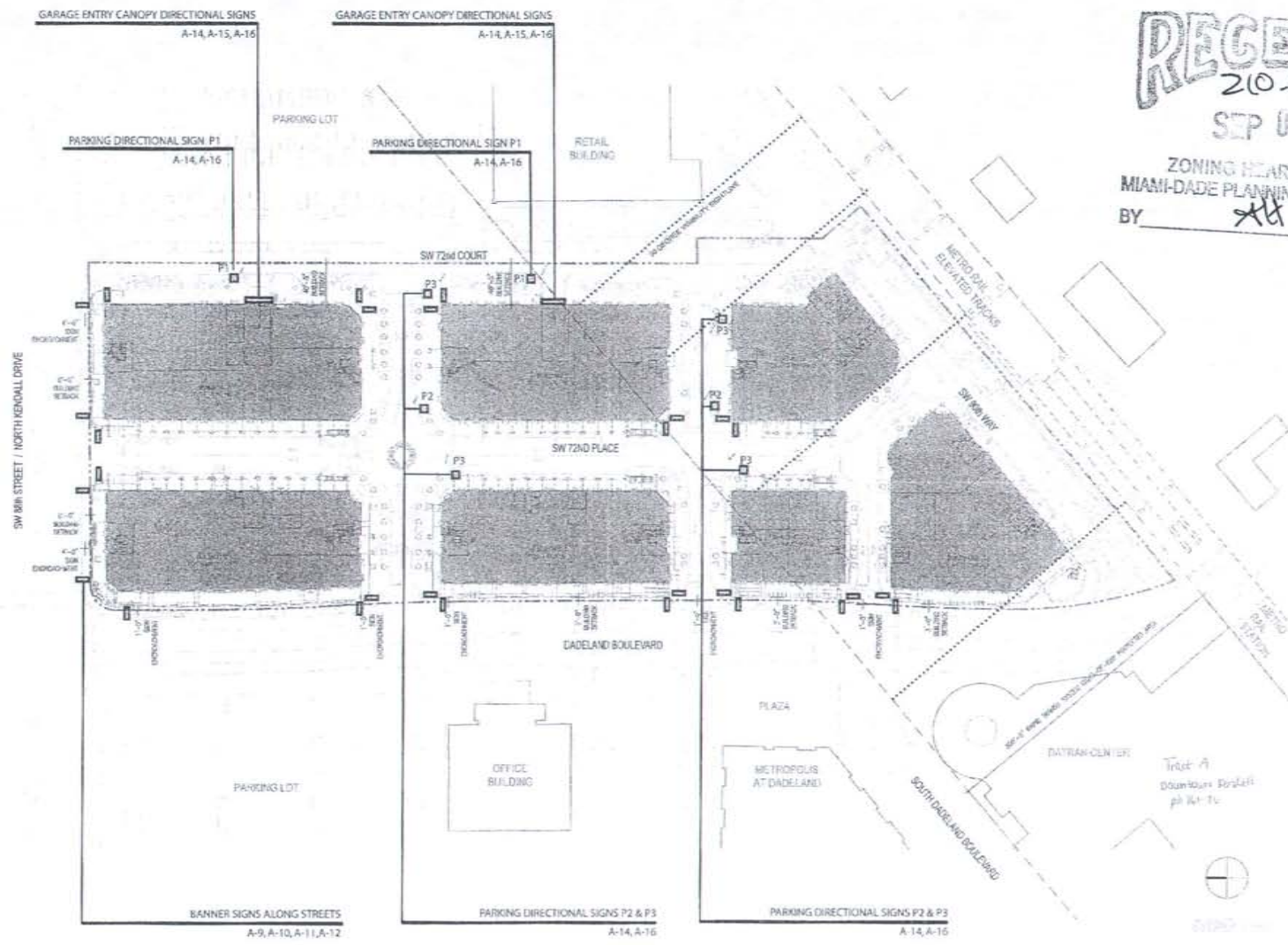
ALH
SEP 12 2010

City Manager
Lynn Davis
Deputy City Manager
Michael J. Smith
T: 305-432-7800
F: 305-432-7810
www.miamidade.gov

210-044
L.A. RAUPT/107
JENNIFER L. GARDNER
JLG/10/10/10

ARCHITECTURE + DESIGN
P.L.L.C.

DADELAND MALL PARKING LOT



PROJECT #09163.00

PROPOSED SITE PLAN
1"=50'

A-8

Project Information

Site Information

Net Lot Area
Zoning Designation
Main Use & Occupancy Classification

323,000 square feet (7.42 acres)
Downtown Kendall Urban Center District
Residential / Mercantile / Assembly

Sign Requirements

Development Parameters Section 23-254.02 (3)(3)(i)

Permanent Point of Sale Signs (In Core and Center Sub-Districts) Section 23-254.03 (B)(2)(a)

(i) Size	24 square feet maximum
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant
(iii) Building Identification Wall Sign	Permitted above eight feet. One (1) sign per frontage is permitted, each sign must be a maximum of three hundred (300) square feet
(iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line
(v) Illumination	Section 23-46, Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign
(vii) Special Conditions	No permit required for awnings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Backlit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and emblems carved into stone or stucco relief may occupy up to ten (10) percent of a facade.
(viii) Prohibited	No sign shall exhibit obscenity, any lewd or lascivious matter.

Directional Signs (To direct traffic flow and locate entrances and exits) Section 23-254.03 (B)(3)

(i) Size	Do not exceed three (3) square feet in area
(ii) Height	Do not exceed four (4) feet in height above grade
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.
(iv) Prohibited	Logos, names, and advertising are not permitted on such signs

Allowed

Awnings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into right-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.

Proposed

Variance Items are Bold/Underlined

4'-0" encroachment into r.o.w. and 4'-0" from curb face
1'-0" encroachment into r.o.w. and 6'-10" from curb face
218" from sidewalk to bottom of sign
Encroachment is lower than building

For Banner Signs along North Kendall Drive
For Banner Signs along Dadeland Boulevard
For Banner Signs
For Banner Signs

Proposed

55.67 square feet
55.67 square feet

ADDITIONAL cast/liner projecting signs for each tenant at NON-FRONTAGE locations

For Banner Signs
For Banner Signs
For Banner Signs

Proposed

N/A

North Kendall Drive = 4 foot encroachment beyond north property line

Dadeland Boulevard = 1 foot encroachment beyond west property line

SW 72nd Court = 30'-0" setback from east property line

For Banner Signs along North Kendall Drive
For Banner Signs along Dadeland Boulevard
For Banner Signs

Proposed

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Remarks

Remarks

For Banner Signs along North Kendall Drive
For Banner Signs along Dadeland Boulevard
For Banner Signs
For Banner Signs

For Banner Signs
For Banner Signs
For Banner Signs

Proposed

N/A

North Kendall Drive = 4 foot encroachment beyond north property line

Dadeland Boulevard = 1 foot encroachment beyond west property line

SW 72nd Court = 30'-0" setback from east property line

Proposed

N/A

N/A

N/A

N/A

N/A

N/A

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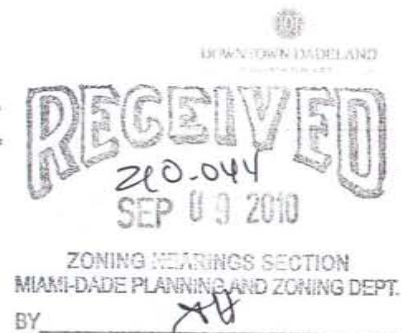
N/A

N/A

N/A

N/A

N/A



ZONING DATA

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33146

One Moore Tower
Suite 1000
Two South Bayview Blvd.
Miami, FL 33131
Tel: (305) 371-1111
Fax: (305) 371-1111
www.2200.com

2010
G.L. 2008-20
Amended License
JUL 2009

ARCHITECTURE + DESIGN

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

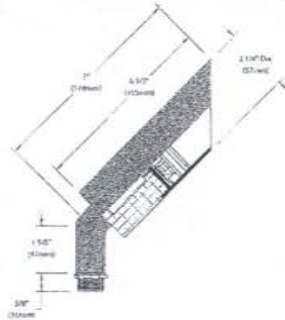
BY



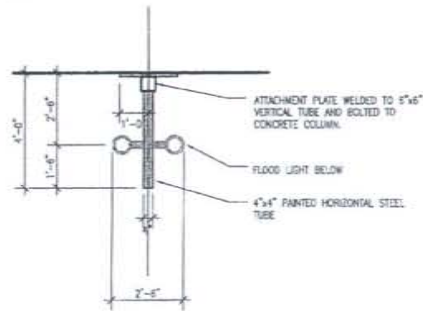
BANNER SIGN DETAILS

Zoning Hearing Application
07.07.10

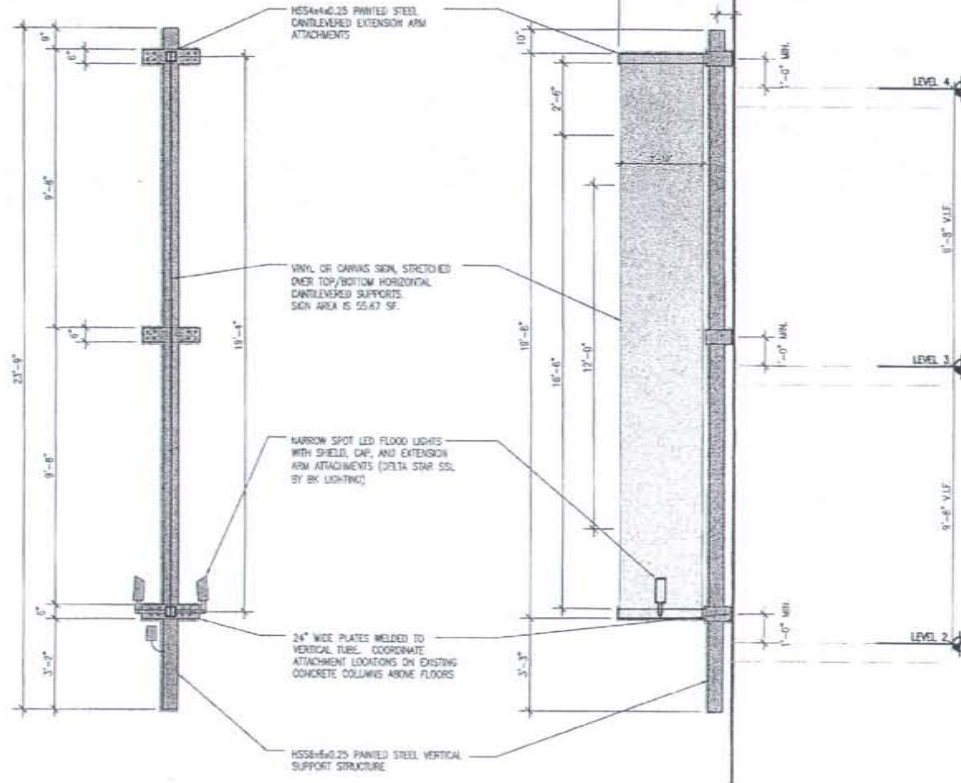
DOWNTOWN DADELAND
7370 NORTH VERMILL DRIVE
MIAMI, FL 33156



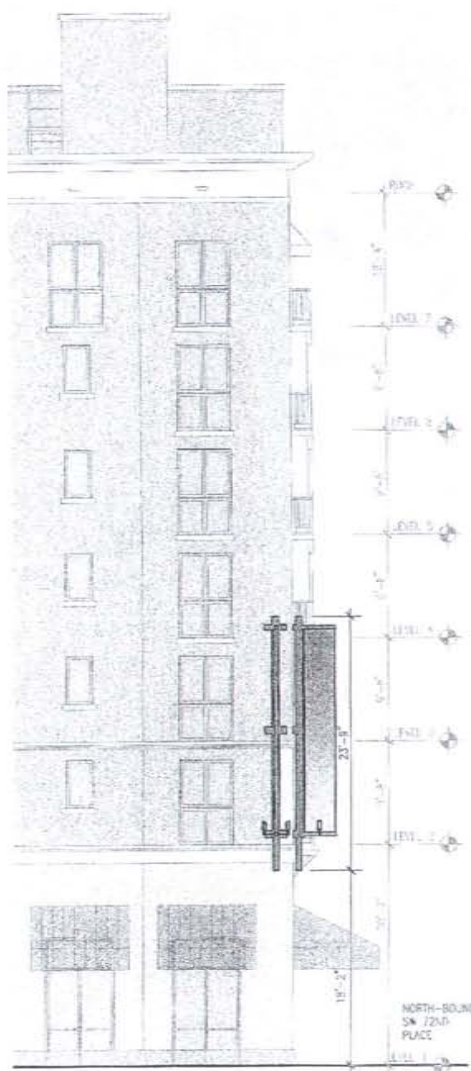
BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



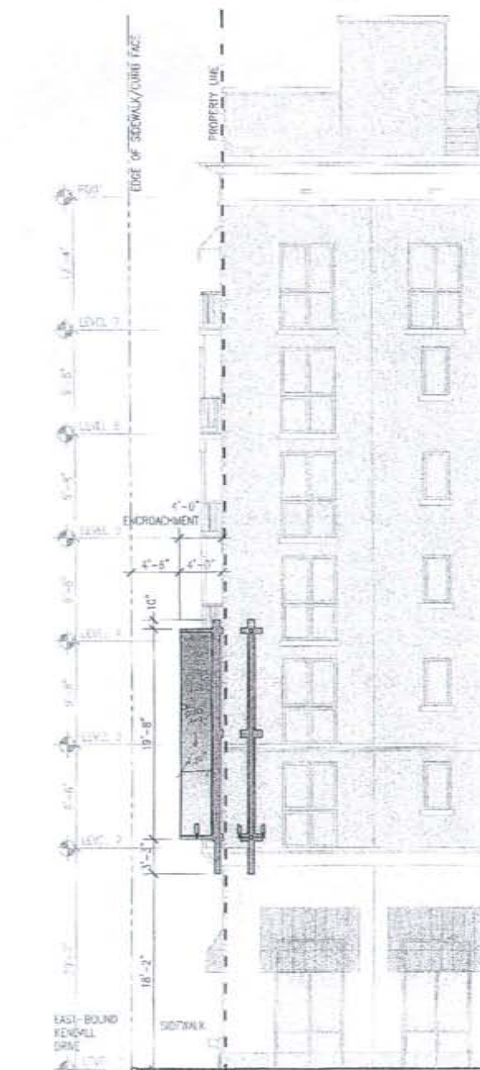
BANNER SIGN PLAN
1/2"=1'-0"



BANNER SIGN ELEVATIONS
1/2"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT

BY [Signature]

BANNER SIGN BUILDING ELEVATIONS

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH HENDALL DRIVE
MIAMI, FL 33156

240-1241

2000

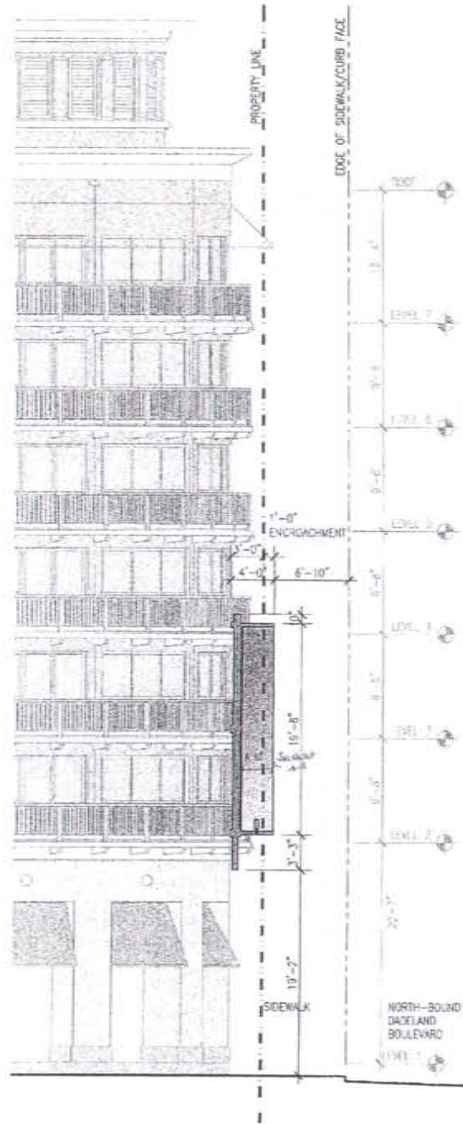
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Journal of Internal Medicine 255: 171–21

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PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8"=1'-0"

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BANNER SIGN BUILDING
ELEVATIONS

Zoning Hearing Application
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DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI FL 33156

City of Miami
Mayor
The Mayor's Office
7270 North Kendall Drive
Miami, FL 33156
www.miamigov.com

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 DATE: JUL 09 2010
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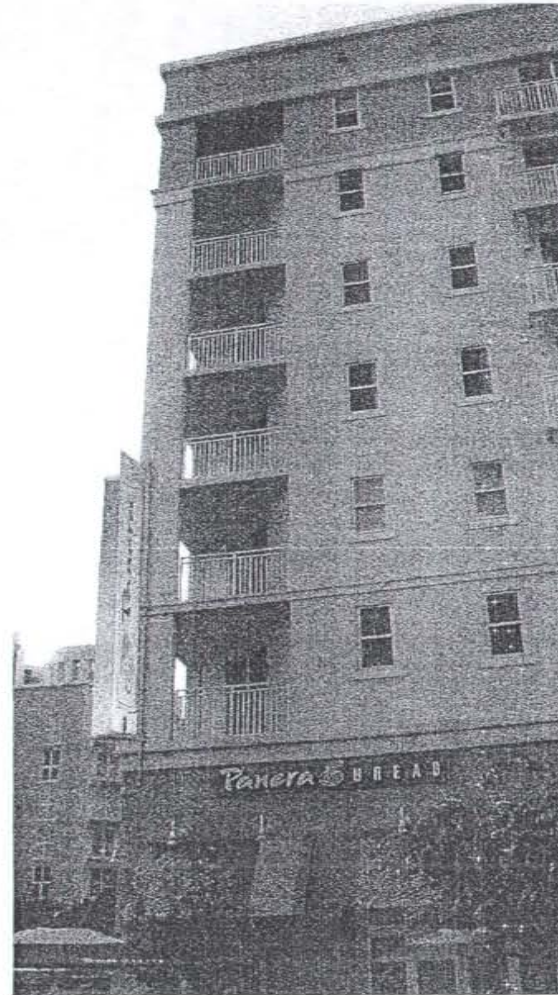


AT NORTH KENDALL DRIVE
 NO SCALE



ALONG DADELAND BOULEVARD
 LOOKING NORTH
 NO SCALE

PROJECT #09163.00



AT SW 72nd COURT
 NO SCALE

35

DOWNTOWN DADELAND
2270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

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 BY XH

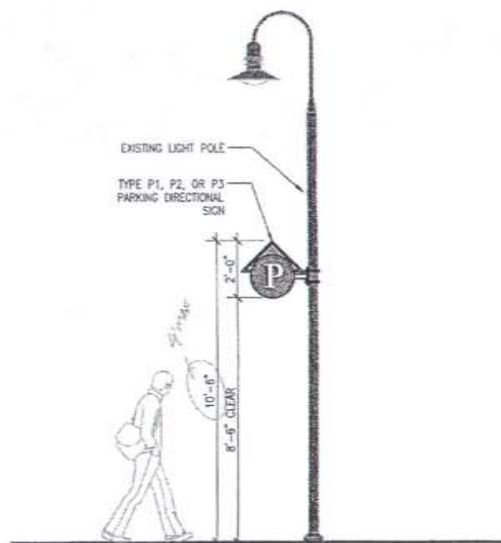
BANNER SIGN PHOTO-
 MONTAGES

Zoning Hearing Application
 07.07.10

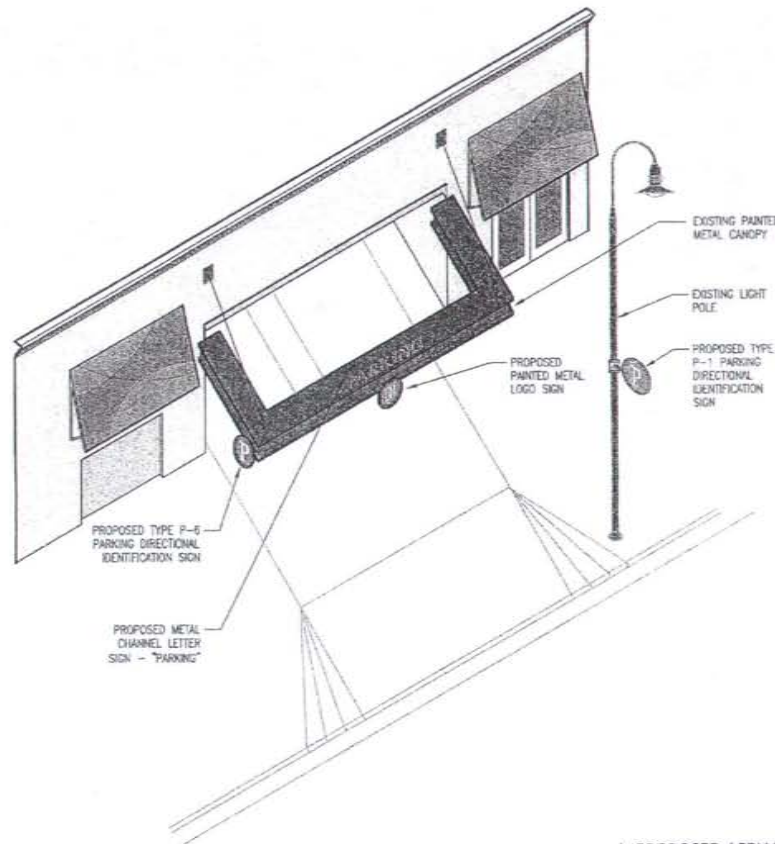
DOWNTOWN DADELAND
 2270 NORTH KENDALL DRIVE
 MIAMI, FL 33156

ARCHITECTURE + DESIGN

A-13



PROPOSED SIGN ELEVATION
1/2"=1'-0"



PROPOSED AERIAL VIEW
OF GARAGE ENTRANCE
AND EXIT
NO SCALE

36

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PARKING
DIRECTIONAL SIGNS -
AXONOMETRIC

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7229 NORTH HENDALL DRIVE
MIAMI, FL 33156

210-044

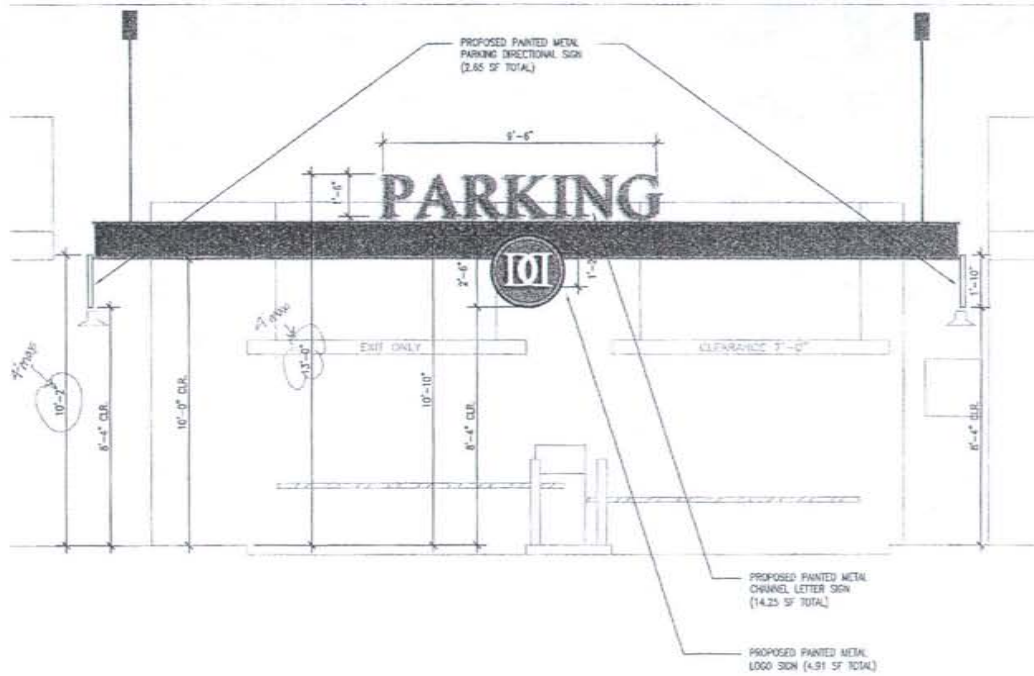
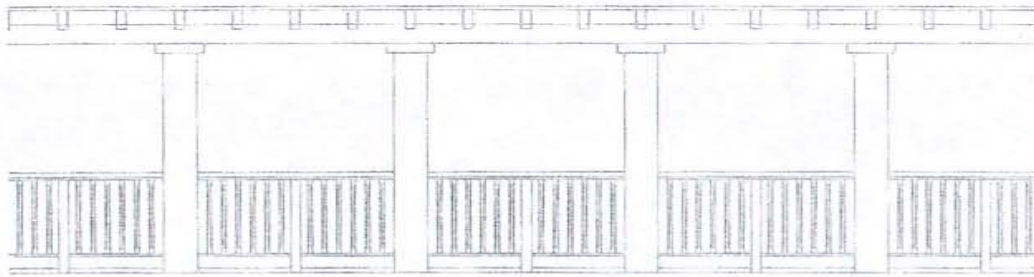
AB
SEP 12 2010

Site Location Map
Site 1010
The South Florida Mall
Miami, FL 33156
T: 305.442.0000
F: 305.442.0000
www.mdcfla.com

AC2100
Site 1010-001
Architectural Landfile
Date: 07/20/10

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MIAMI-DADE COUNTY
PLANNING & ZONING
DATE: 09.09.2018
BY: SDR

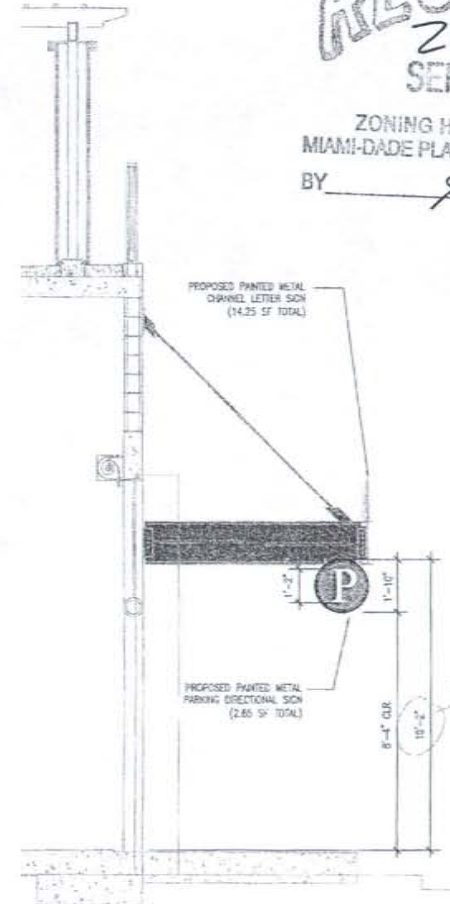


PROPOSED FRONT ELEVATION
1/2"=1'-0"

PROJECT #09163.00

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SEP 09 2018
DOWNTOWN DADELAND

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *AS*



PROPOSED SIDE ELEVATION
1/2"=1'-0"

PARKING
GARAGE ENTRY/EXIT
SIGN ELEVATION

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH WYCKOFF DRIVE
MIAMI, FL 33156

210-044

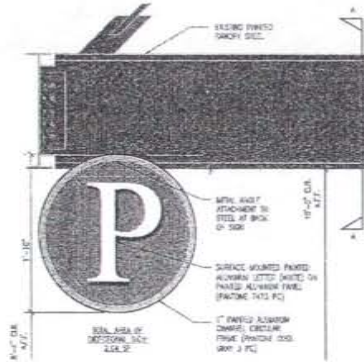
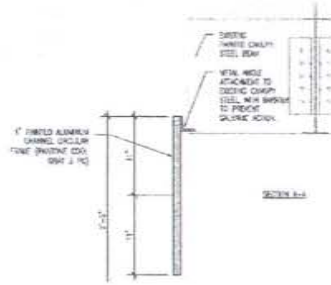
1/1/18

City of Miami
Date: 09/09/2018
User: SDR
Project: 210-044
Drawing: 1/1/18
Drawing: 1/1/18
Drawing: 1/1/18

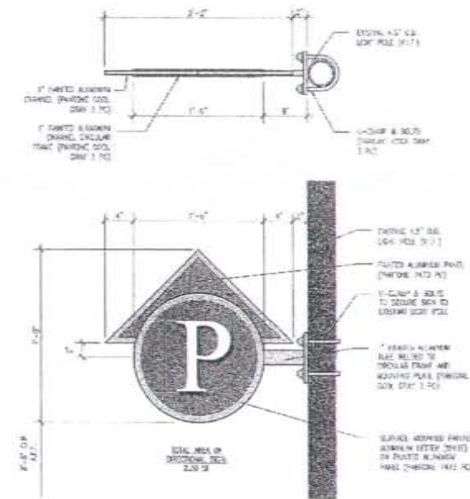
NOTED
DATE: 09/09/2018
BY: SDR

ARCHITECTURE + DESIGN

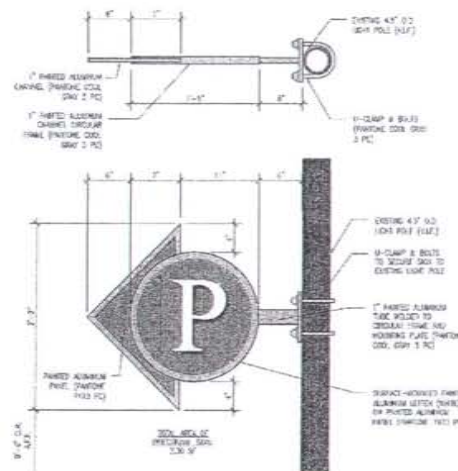
A-15



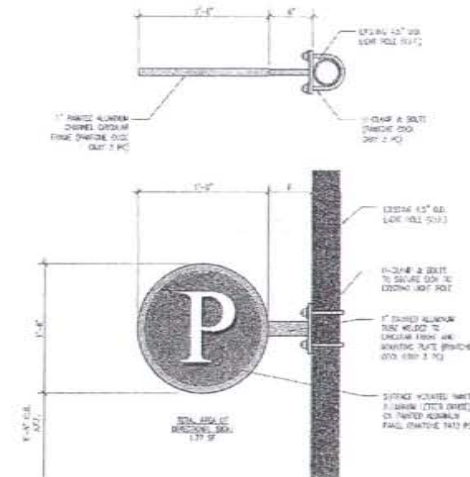
GARAGE ENTRY / EXIT SIGN
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P2
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P3
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P1
1-1/2" x 1'-0"

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

PARKING
GARAGE DIRECTIONAL
SIGN DETAILS

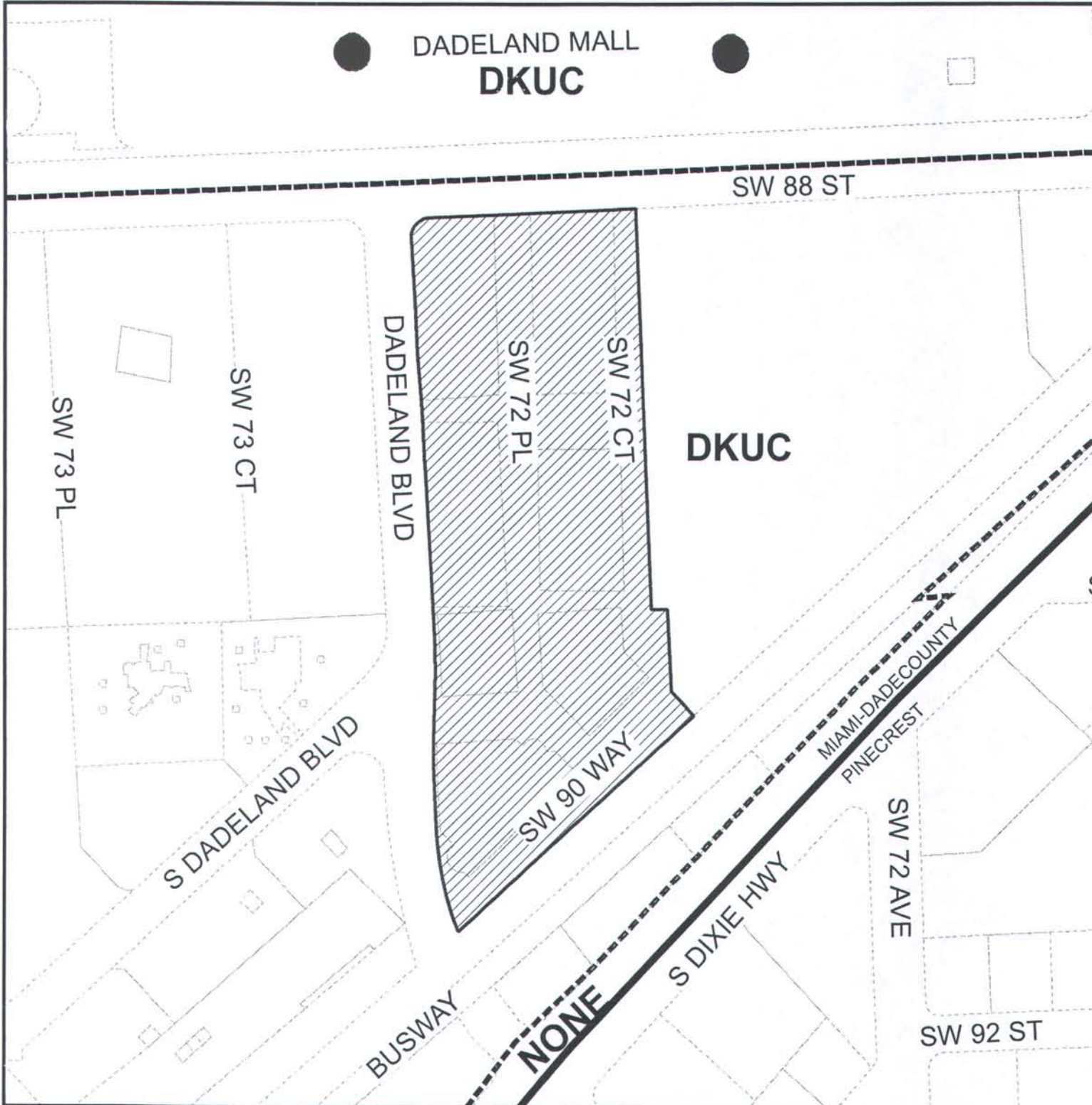
Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH HENDALL DRIVE
MIAMI, FL 33156

The Boardman Team
Dana Boardman
The Boardman Group
MIAMI, FL 33131
1-800-451-1000
ARCHITECTURE + DESIGN

ARCHITECTURE + DESIGN
ADD Inc.



DADELAND MALL
DKUC



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000044

Legend

-  Subject Property Case
-  Zoning

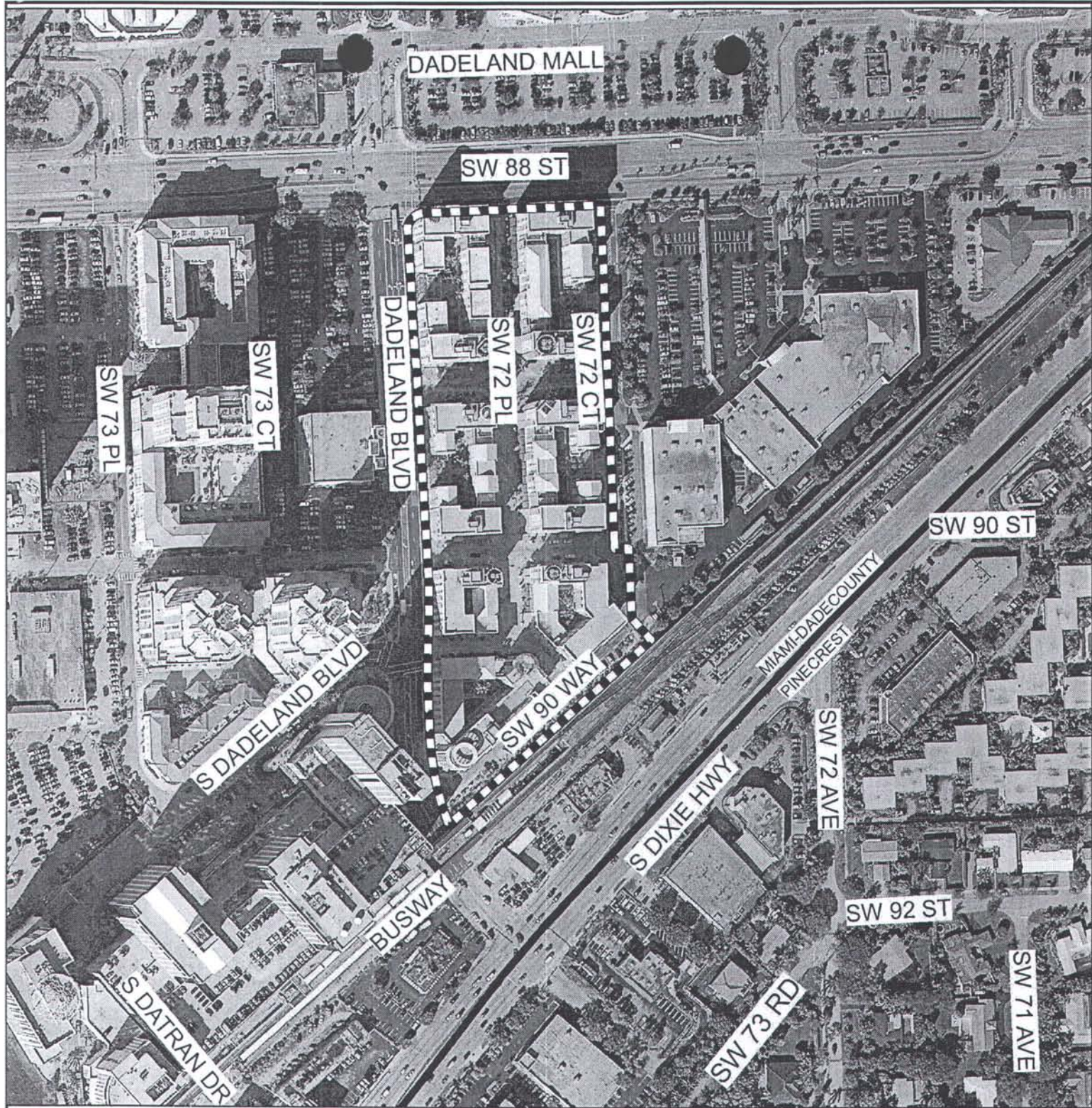


Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000044

Legend



Subject Property



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY

3. DOWTOWN DADELAND RETAIL, LLC.
(Applicant)

10-11-CZ12-3 (10-044)
Area 12/District 07
Hearing Date: 11/18/10

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	BCC	Approved
1961	Federated & Kenara Center, Inc.	- Zone change from GU, RU-1 to BU-2 & BU-3.	ACC	Recommended for Approval
1968	George Williamson Cadillac Company	- Variance of sign regulation.	BCC	Appeal Approved, Application Approved
1968	George Williamson Cadillac Company	- Variance of sign regulation.	ZAB	Denied
1970	Larry Costley Chevrolet	- Variance of sign regulation.	ZAB	Approved
1971	Larry Costley Chevrolet	- Variance of sign regulation.	BCC	Appeal Denied, Application Approved
1984	George E. Williamson	- Non-Use Variance of open space requirements.	ZAB	Approved w/conds.
1986	Southeast Banking Corp.	- Non-Use Variance of setback requirement & Floor Area Ratio.	ZAB	Approved w/conds.
1999	George E. Williamson, II ET AL	- Special Exception to permit a mixed-use development. - Non-Use Variance of the fixed guide way rapid transit. - Unusual Use to permit outdoor dinning. - Non-Use Variance of zoning regulations. - Special Exception of alcoholic spacing. - Non-Use Variance of landscaping requirements.	BCC	Approved w/conds.

2002 George E. Williamson
II & Thomas W.
Williamson

- Deletion of a Declaration of
Restrictions.

BCC

Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Downtown Dadeland Retail, LLC.

PH: Z10-044 (10-11-CZ12-3)

SECTION: 2-55-40

DATE: November 18, 2010

COMMISSION DISTRICT: 7

ITEM NO.: 3

A. INTRODUCTION

o REQUESTS:

- (1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).
- (2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).
- (3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).
- (4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is seeking to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations; to allow larger cantilever projecting signs to encroach into the right-of-way; and to permit directional signage with logos to be taller than allowed by the zoning regulations

- o LOCATION:** Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida.

- o SIZE:** 7.42 acre.

ZONING HEARINGS HISTORY:

From 1961, portions of the subject property were approved through the zoning hearings process for district boundary changes, special exceptions and variances from the zoning regulations. Significantly, in November 1968, the subject property was approved to allow a 2nd detached Class B Point of Sale sign, pursuant to Resolution #Z-314-68. Similarly, in 1971, pursuant to resolution #Z-29-71, the subject property was approved to allow more

signage on a street frontage and on the subject property than allowed by the zoning regulations. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers

designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have

a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

DKUCD; mixed use residential and retail uses

Community Urban Center

Surrounding Properties:

NORTH: DKUCD; shopping mall

Community Urban Center

SOUTH: DKUCD: Metro-Rail Station facility

Community Urban Center

EAST: DKUCD: retail stores

Community Urban Center

WEST: DKUCD; offices, hotels

Community Urban Center

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Signage:

Acceptable

Urban Design:

Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

Section 33-314(C)(14) of the Zoning Code states that applications for development approval or modifications thereof for projects located within the Core sub-district of the Urban Center zoning districts must be heard before the Board of County Commissioners (BCC) after a recommendation is made by the Community Zoning Appeals Board (CZAB) having jurisdiction in that area.

The subject property is located south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, approximately **9 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-3, Liberal Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this application will permit the existing retail center with more signage per tenant and cantilever signs on a street frontage than allowed; allow cantilever projecting signs to encroach into the right-of-way; and permit directional signage with logos to be taller than allowed by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center (DKUC) District** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3) signs per street frontage, per tenant: to permit additional cantilever projecting (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.75 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted (request #2); to permit directional signs with a height varying from 10'2" to 13', where a maximum height of 4' is permitted (request #3) and finally, to permit directional signs with logos (request #4), which is also not permitted in the DKUCD. The applicant has indicated in their letter of intent that the increased signage, signage size and locations being requested is to allow for the success of the retail stores and restaurants located on the ground floors of the seven (7) buildings located within the subject property. Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and Dadeland Boulevard. Staff concurs with this and further opines that approval of the requests for additional signage, signage projecting into the right-of-way and signage that will be elevated above the height allowed by the district regulations, will allow passersby to locate and arrive at their destination within this retail and residential district faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, staff opines that this development is unique and that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Their memorandum also indicates that this application will not generate any new additional daily peak hour vehicle trips. The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **5:20 minutes**.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative

effect on the appearance of the community. The subject parcel consists of seven (7) buildings, all of which are seven (7) stories high, surrounding a central plaza area where the majority of the retail and restaurant businesses front. As such, the applicant opines, and staff concurs, that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and Dadeland Boulevard. Further, staff opines, that approval of the applicant's request for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way as well as directional signage above the height that is allowed in an area with multiple high-story buildings and retail establishments, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Further, staff notes that the subject site was previously approved for variances to the signage regulations on more than one occasion and as such, approval of this request would not be precedent setting. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts the elevated Metrorail platform and lines to the south, and multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

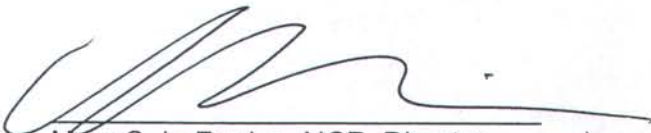
Based on the aforementioned, staff recommends approval with conditions of requests #1 through #4, under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 09/20/10
DATE REVISED: 09/22/10, 10/06/10
DATE FINALIZED: 10/19/10
MCL:GR:NN:AA:CH


Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDW
GR

Memorandum



Date: May 7, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-12 #Z2010000044
Downtown Dadeland Retail, LLC
7270 N. Kendall Drive
To Permit Point of Sale and Directional Signs Throughout the
Development (Not Permitted)
(DKUC) (7.42 Acres)
02-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the point of sale and directional signs will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PH# Z2010000044
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DOWNTOWN DADELAND RETAIL, LLC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

25-MAY-10

Memorandum



Date: 06-MAY-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000044

Fire Prevention Unit:

No objection to Letter of Intent stamped received April 20, 2010.

Service Impact/Demand

Development for the above Z2010000044
located at 7270 NORTH KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1832 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 13-OCT-10
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DOWNTOWN DADELAND RETAIL,
LLC.

LYING SOUTH OF SW 88 STREET,
BETWEEN SW 72 CT & SW 72 PL,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000044

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:

DOWNTOWN DADELAND RETAIL, LLC. Lying east of SW 77 Avenue and approximately 1300'
south of SW 88 Street (Kendall Drive), aka 9355 S.W. 77 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

DATE:

10/12/2010

CURRENT ENFORCEMENT HISTORY:

Folio's 30-5002-097-0001, 096-001, 095-0001, 093-0001, 092-0001, 091-0001, 087-0001, and
081-0010

Open Cases:

Neighborhood Compliance:
No open cases.

Building;
Folio 30-5002-000-0600

Building case 20100134968 Working without Permit, NOV mailed 2-8-2010 for failure of owner-builder or contractor to obtain a permit for the installation of an exhaust fan in the electric room. Compliance inspection for NOV requested 6/16/10.

Building case 20100137550 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 222, 223, 229. Compliance inspection for NOV requested 10/15/10.

Building case 20100137551 Working without Permit, NOV mailed 6-11-2010 for failure of owner-builder or contractor to obtain a permit for the replacement of A/C Units without permits for units 232, 334, 336, 437, 439. Compliance inspection for NOV requested 10/15/10.

Closed Cases:

Neighborhood Compliance;

Folio 30-5002-081-0010 various cases for sign violations that are all closed.

Building:

Folio 30-5002-000-0600, 8 cases for Working without Permit, 3 cases for Expired Permit and 1 case for Unsafe Structures.

Compliance:

No previous cases.

Sam Walthour, MSM, Assistant Director

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO

Inspection Date

Evaluator: CARL HARRISON

10/05/10

Process #:	Applicant's Name
Z2010000044	DOWNTOWN DADELAND RETAIL, LLC.
Locations:	LYING SOUTH OF SW 88 STREET, BETWEEN SW 72 CT & SW 72 PL, MIAMI-DADE COUNTY, FLORIDA.
Size:	7.42 ACRES
	Folio #: 3050020970001

Request:

1 Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage; to permit an additional cantilever sign (1 permitted) per street frontage. 33-284.63(B)2(b)ii.

2 Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted) 33-284.63(8)(B)

3 Applicant is requesting to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) 33-284.63(8)(B)

4 Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted) 33-284.63(8)(B)

5 Applicant is requesting to permit directional signs with logos (not permitted). 33-284.63(8)(B)
CZAB 1ST RECOMMENDED FOR APPROVAL TO BCC

EXISTING ZONING

Subject Property DKUC,

EXISTING USE RES/ COMM/

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SIX 7 STORY BUILDINGS AND ONE 6 STORY BUILDING.

USE(S) OF PROPERTY:

MIXED USES TO INCLUDE RETAIL/OFFICES/RESTAURANTS AND RESIDENTIAL HIGH DENSITY.

FENCES/WALLS:

NONE

LANDSCAPING:

STREET TREES IN THE INTERIOR ROADS SOME IN PLANTERS WITH SHURBS. NO LAWN AREA.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MEMO DATED 10/13/2010 & 10/07/2010 ON FILE.

OTHER:

NONE

ONING INSPECTION REPORT

Process # Applicant's Name

Z2010000044 DOWNTOWN DADELAND RETAIL, LLC.

SURROUNDING PROPERTY

NORTH:

DKUC - DADELAND MALL 7535 SW 88 ST

SOUTH:

DKUC - S DADELAND METRORAIL

EAST:

DKUC - COMMERCIAL RETAIL SALES 7200-7260 SW 88 ST

WEST:

DKUC - BANK/OFFICE BLDG & HOTEL/OFFICES 7300 & 9090 S DADELAND BLVD

SURROUNDING AREA

MIX USES COMMERCIAL / RETAIL / OFFICE / RESTAURANTS WITH OUTDOOR DINING ON THE GROUND FLOORS AND CONDOS UNITS IN THE FLOORS ABOVE.

NEIGHBORHOOD CHARACTERISTICS

THIS AREA IS PART OF THE NEW DOWNTOWN KENDALL WHICH IS MIXED USES TO INCLUDE COMMERCIAL / RETAIL / OFFICES / CONDOS AND RESTAURANTS WITH OUTDOOR DINING.

COMMENTS:

PICTURES OF THE PROPERTY WERE PROVIDED BY THE APPLICANT FOR VIEWING. THIS INSPECTOR SUPPLIED PICTURES OF THE SURROUNDING PROPERTIES.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Downtown Dadeland Retail, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Dadeland Retail, LLC</u>	<u>100% membership interest</u>
<u>6011 Connection Drive</u>	<u>(a wholly owned subsidiary</u>
<u>Irving, TX 75039</u>	<u>of the Goldman Sachs</u>
<u></u>	<u>Group, Inc. and publically</u>
<u></u>	<u>traded on the NYSE as GS)</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

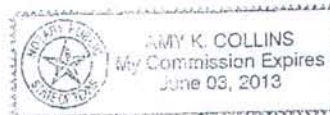
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)
Assistant Secretary of Managing Member

Sworn to and subscribed before me this 16th day of MARCH, 20 10. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: 06/03/13

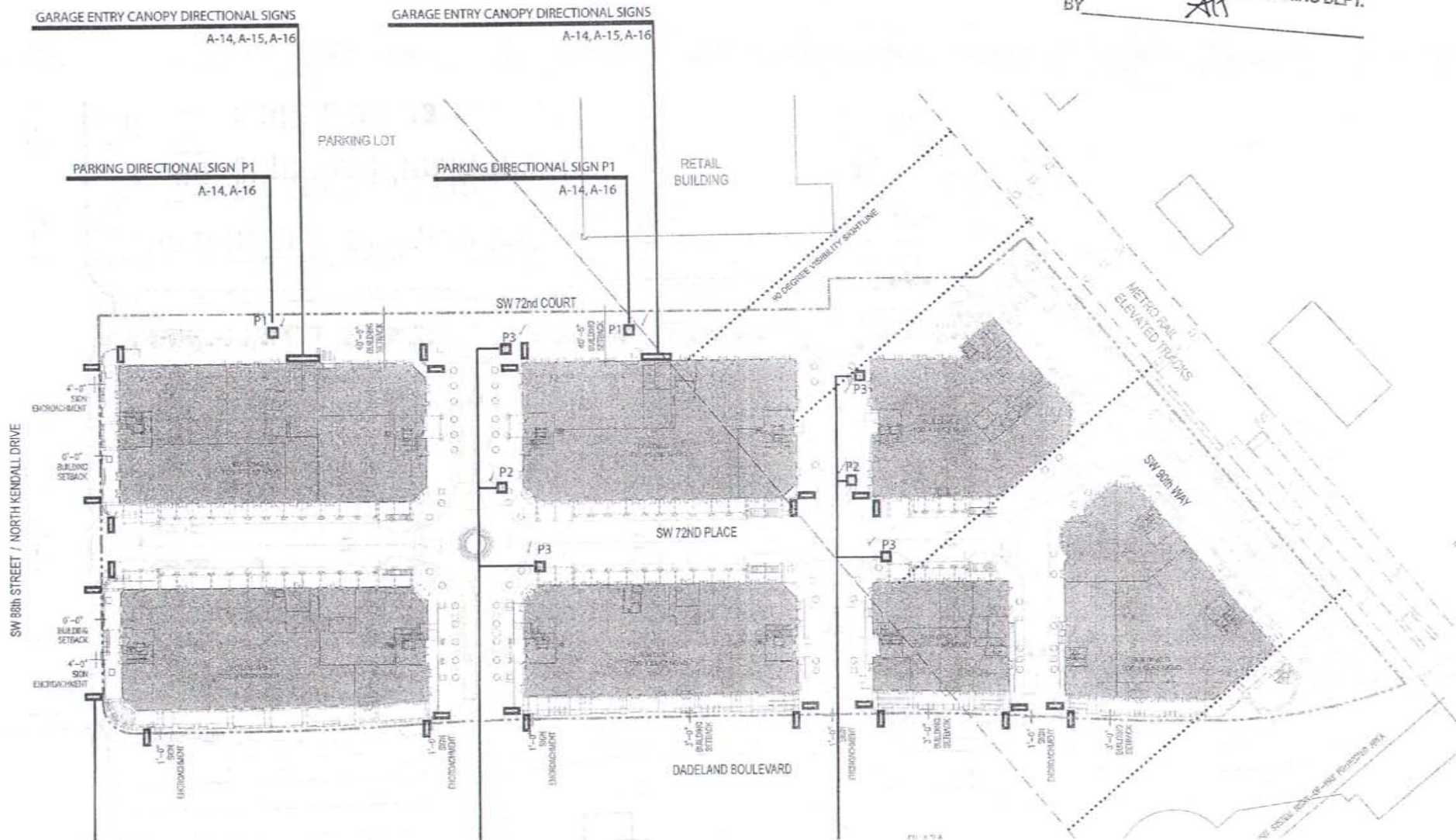
Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

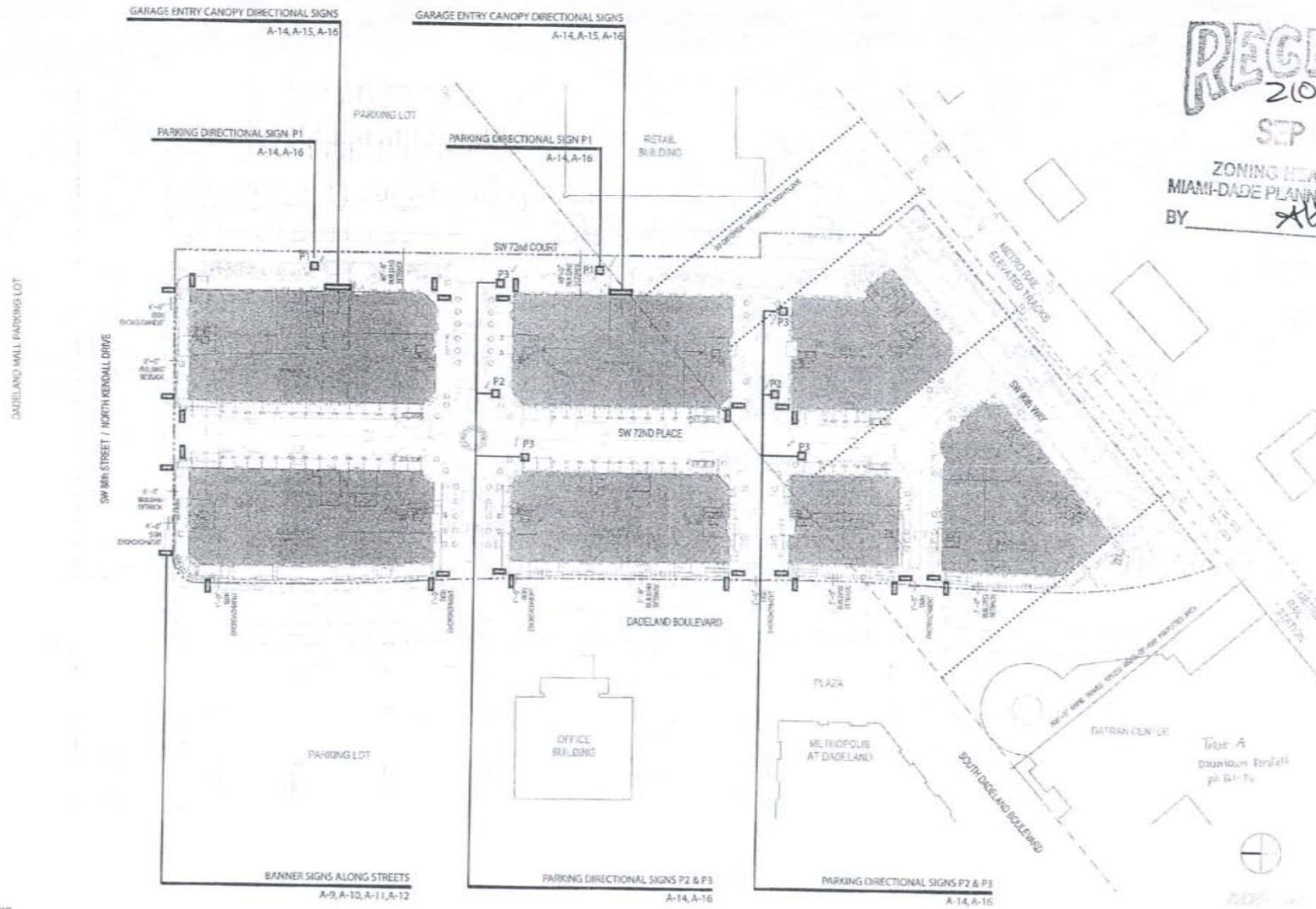
RECEIVED
20-044
SEP 09 2010

20

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AK



ENLARGE SITE PLAN



RECEIVED
210-044
SEP 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

PROPOSED SITE
MODIFICATIONS

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7275 NORTH KENDALL DRIVE
MIAMI, FL 33156

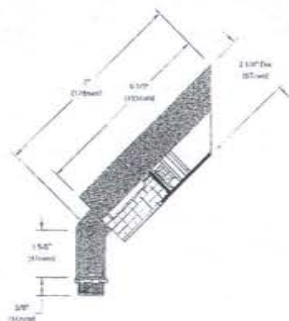
City of Dade County
Planning & Zoning Dept.
1000 N.W. 25th St.
Miami, FL 33136
Tel: 305-375-1700
Fax: 305-375-1701
www.mdcfla.com

ARCHITECTURE + DESIGN

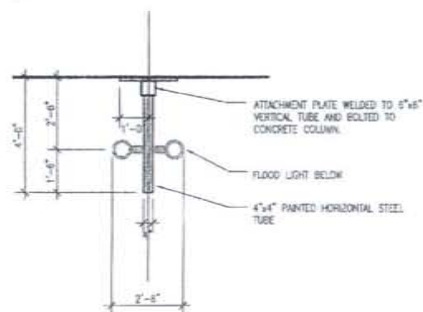
PROJECT #09163.00

PROPOSED SITE PLAN
1"=50'

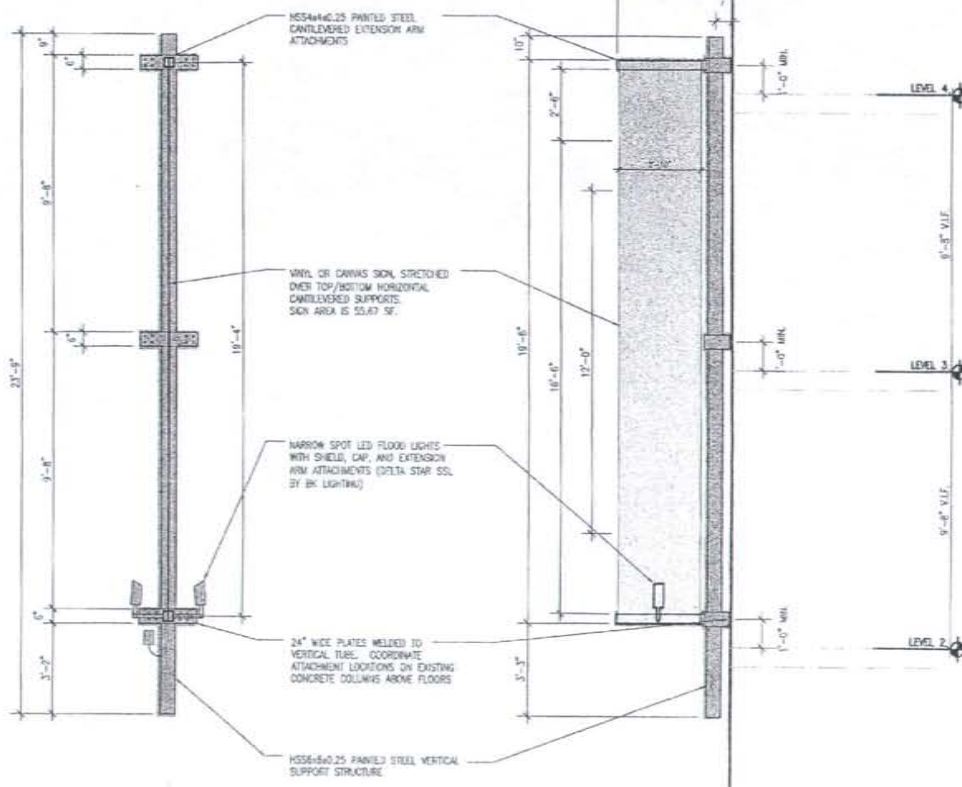
A-8



BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



BANNER SIGN PLAN
1/2"=1'-0"



BANNER SIGN ELEVATIONS

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY



DOWNTOWN DADELAND
A New City Center

BANNER SIGN DETAILS

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

Dr. Eugene Turner
Suite 400
Two South Douglas Blvd.
Miami, FL 33135
781-348-1760
781-348-1876
www.turnerlab.com

DOI: 10.1002/eqe.2329

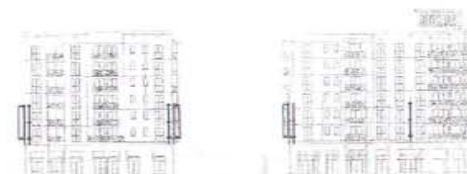
ARCHITECTURE + DESIGN

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 22-044
DATE: 07.27.2010
BY: SDC

RECEIVED
210.04
SEP 09 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AB



NORTH ELEVATION ALONG KENDALL DRIVE
NO SCALE

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

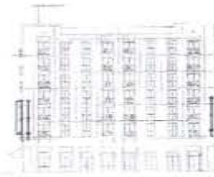
BANNER SIGN OVERALL
ELEVATIONS

Zoning Hearing Application
07.07.10



EAST ELEVATION ALONG SW 72ND COURT
NO SCALE

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156



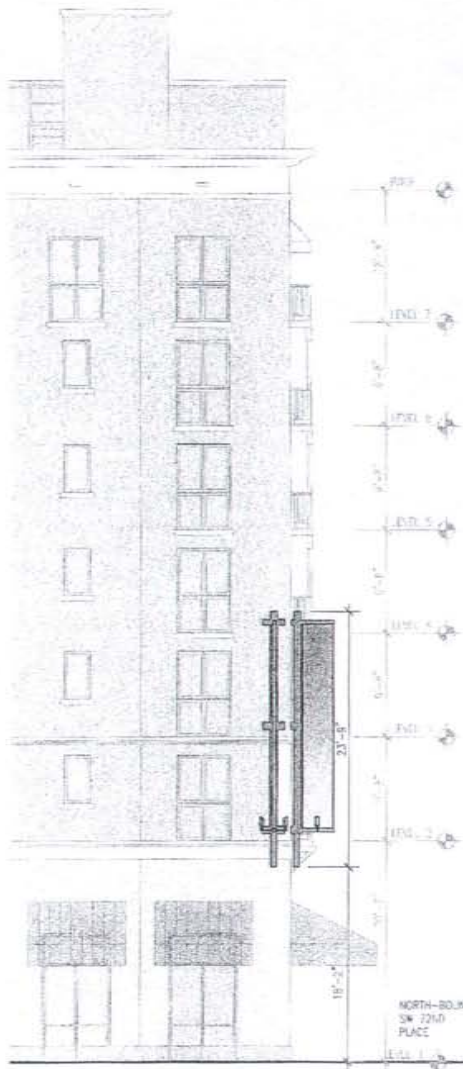
WEST ELEVATION ALONG DADELAND BOULEVARD
NO SCALE

The Architectural Firm
DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156
TEL: 305.442.1111
FAX: 305.442.1112
WWW.DADELAND.COM

ARCHITECTURE + DESIGN

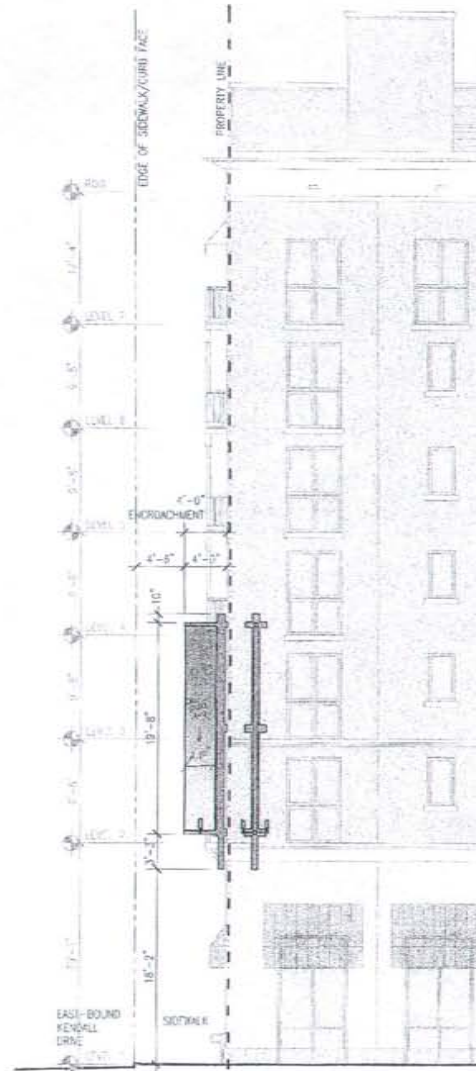
ARCHITECTURE + DESIGN

RECEIVED
MIAMI-DADE COUNTY
PROCESSING DIVISION
DATE: JUL 28 2010
BY: JDE



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"

PROJECT #09163.00



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

25

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210.044
SEP 09 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY: *AT*

BANNER SIGN BUILDING
ELEVATIONS

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
2210 NORTHERGALL DRIVE
MIAMI, FL 33156

2210-DADE

411
10.1.10

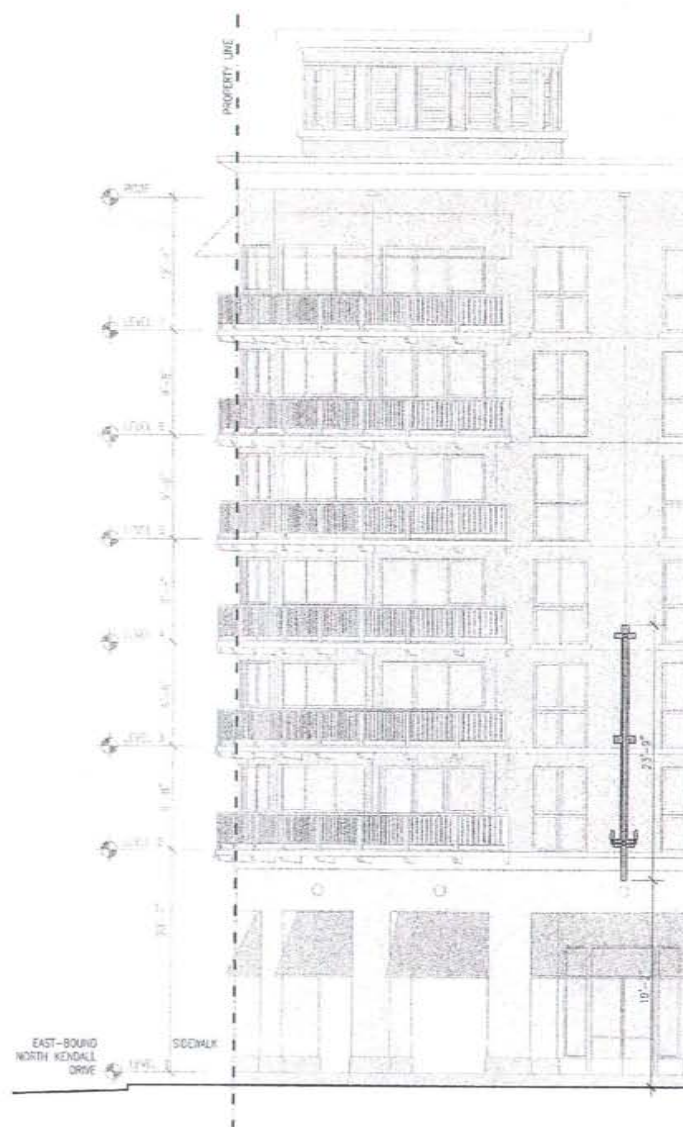
Architectural Group
Miami Office
One South Biscayne Blvd
Miami, FL 33131
Tel: 305.442.1111
www.adginc.com

ADG Inc.
One South Biscayne Blvd
Miami, FL 33131
Tel: 305.442.1111

ARCHITECTURE + DESIGN

A-11

26



PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8" = 1'-0"

ARCHITECTURE + DESIGN

RECEIVED
 MIAMI-DADE COUNTY
 PROJECT # 09163.00
 DATE: 02.09.2010
 BY: JCB

27

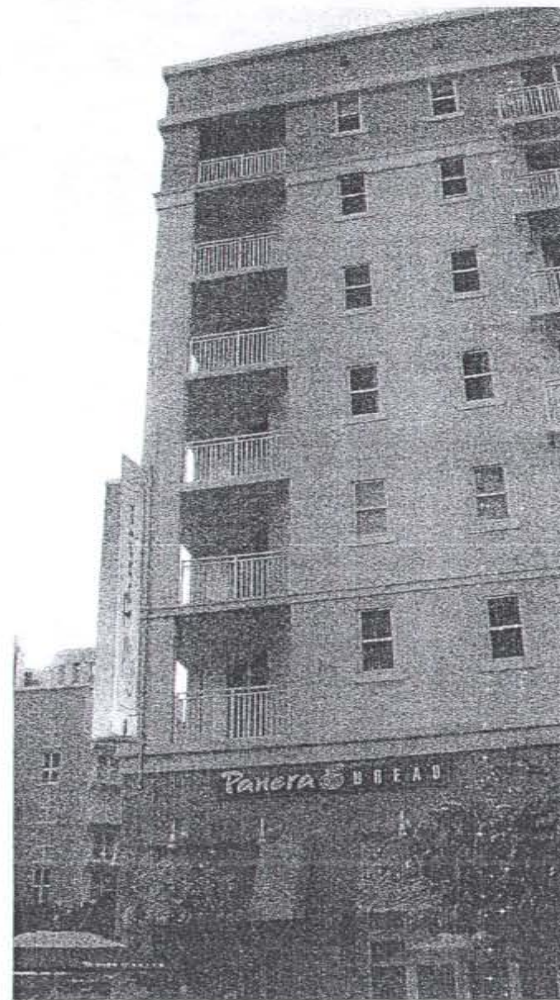


AT NORTH KENDALL DRIVE
 NO SCALE



ALONG DADELAND BOULEVARD
 LOOKING NORTH
 NO SCALE

PROJECT #09163.00



AT SW 72nd COURT
 NO SCALE

RECEIVED
 210-044
 SEP 09 2010
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY *[Signature]*
 BANNER SIGN PHOTO-MONTAGES

Zoning Hearing Application
 07.07.10

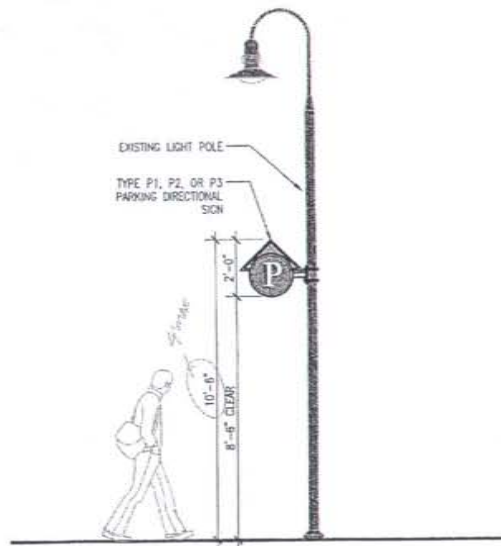
DOWNTOWN DADELAND
 7275 NORTH KENDALL DRIVE
 MIAMI, FL 33156

City of Miami
 3111 N.W. 1st
 Suite 1000
 Miami, FL 33136
 (305) 375-1000
 www.miamigov.com

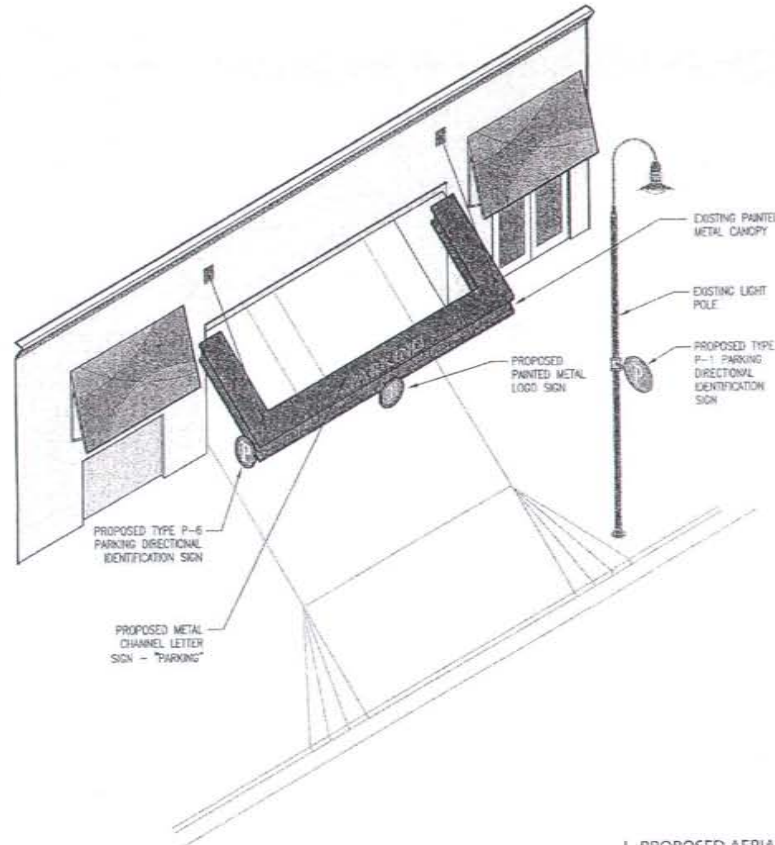
ARCHITECTURE + DESIGN
 114 A FLORIDA ST
 MIAMI, FL 33136
 (305) 375-1000

ARCHITECTURE + DESIGN

A-13



PROPOSED SIGN ELEVATION
1/2"=1'-0"



PROPOSED AERIAL VIEW
OF GARAGE ENTRANCE
AND EXIT
NO SCALE

28
RECEIVED
210-044
SEP 09 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *Ad*

PARKING
DIRECTIONAL SIGNS -
AXONOMETRIC

Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

200-044

1/4
1" = 20'

City Engineer's Seal
S/Rob 100
The South Florida Bell
Miami, FL 33131
T 305 442-2700
F 305 442-2777
www.sfbells.com

AC2044
S/Rob 100
The South Florida Bell
Miami, FL 33131
T 305 442-2700
F 305 442-2777
www.sfbells.com

ARCHITECTURE + DESIGN

ADO 1000

This architectural drawing shows a perspective view of a building facade. It features a series of tall, rectangular columns supporting a horizontal structure. Between the columns are windows of varying heights. The drawing is a line sketch, showing the structural elements and proportions of the facade.

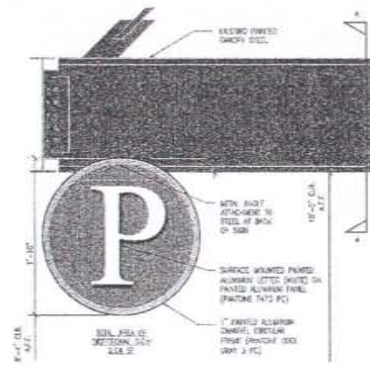
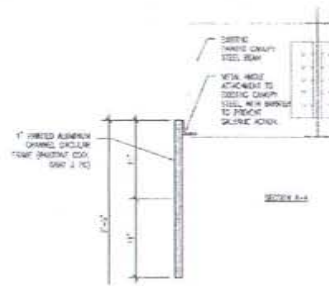


Architectural drawing showing a proposed parking directional sign and a channel letter sign on a building facade. The drawing includes the following details:

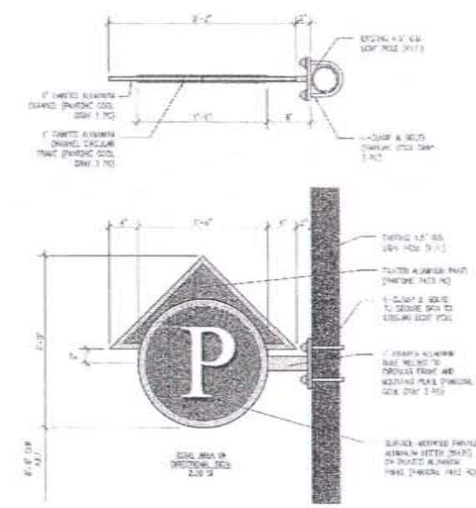
- PROPOSED PAINTED METAL CHANNEL LETTER SIGN (14.25 SF TOTAL):** A dark rectangular sign mounted on the building facade.
- PROPOSED PAINTED METAL PARKING DIRECTIONAL SIGN (2.85 SF TOTAL):** A circular sign with a 'P' symbol, mounted below the channel letter sign.
- Dimensions:**
 - The channel letter sign is 1'-2" wide and 1'-10" high.
 - The parking directional sign is 1'-2" wide and 1'-10" high.
 - The total height of the signs is 10'-2".
 - The building facade is 8'-4" wide.
- Other Labels:**
 - WALKWAY** and **SE** are visible at the top right of the drawing.
 - ZONING** and **MIAMI-DADE PL** are visible on the right side of the drawing.
 - BY** is visible at the bottom right of the drawing.

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

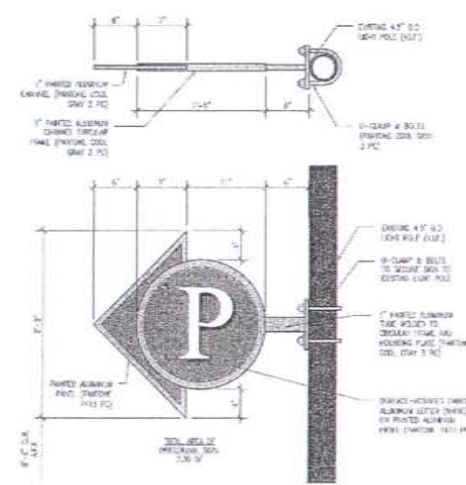
A-15



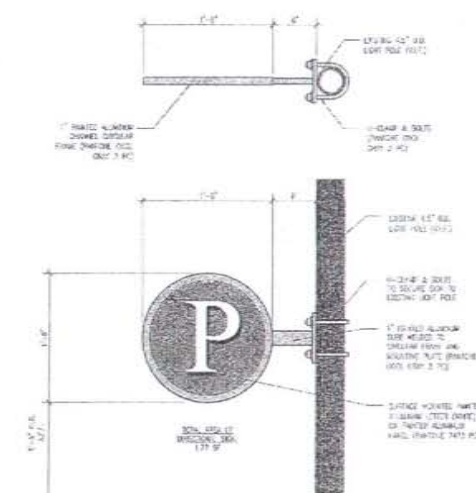
GARAGE ENTRY / EXIT SIGN
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P2
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P3
1-1/2" x 1'-0"



DIRECTIONAL SIGN TYPE P1
1-1/2" x 1'-0"

RECEIVED
210-044
SEP 09 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

PARKING
GARAGE DIRECTIONAL
SIGN DETAILS

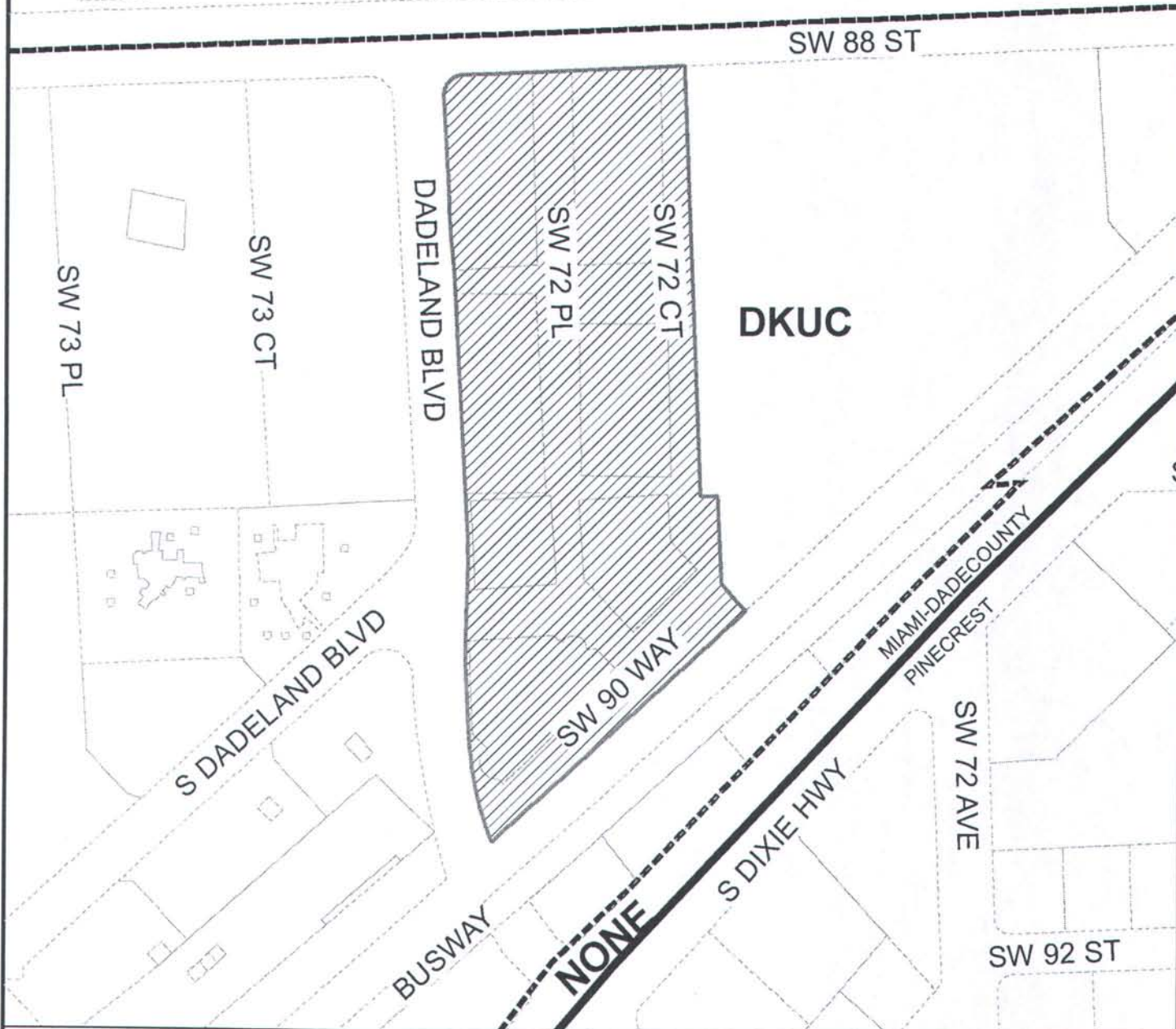
Zoning Hearing Application
07.07.10

DOWNTOWN DADELAND
7270 NORTH HENDALL DRIVE
MIAMI, FL 33156

Project Name:
Site:
The South Dade Land
MARKET LANE
1000 W. 10TH
MIAMI, FL 33136

ARCHITECTURE + DESIGN

DADELAND MALL
DKUC



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000044

Legend

-  Subject Property Case
-  Zoning

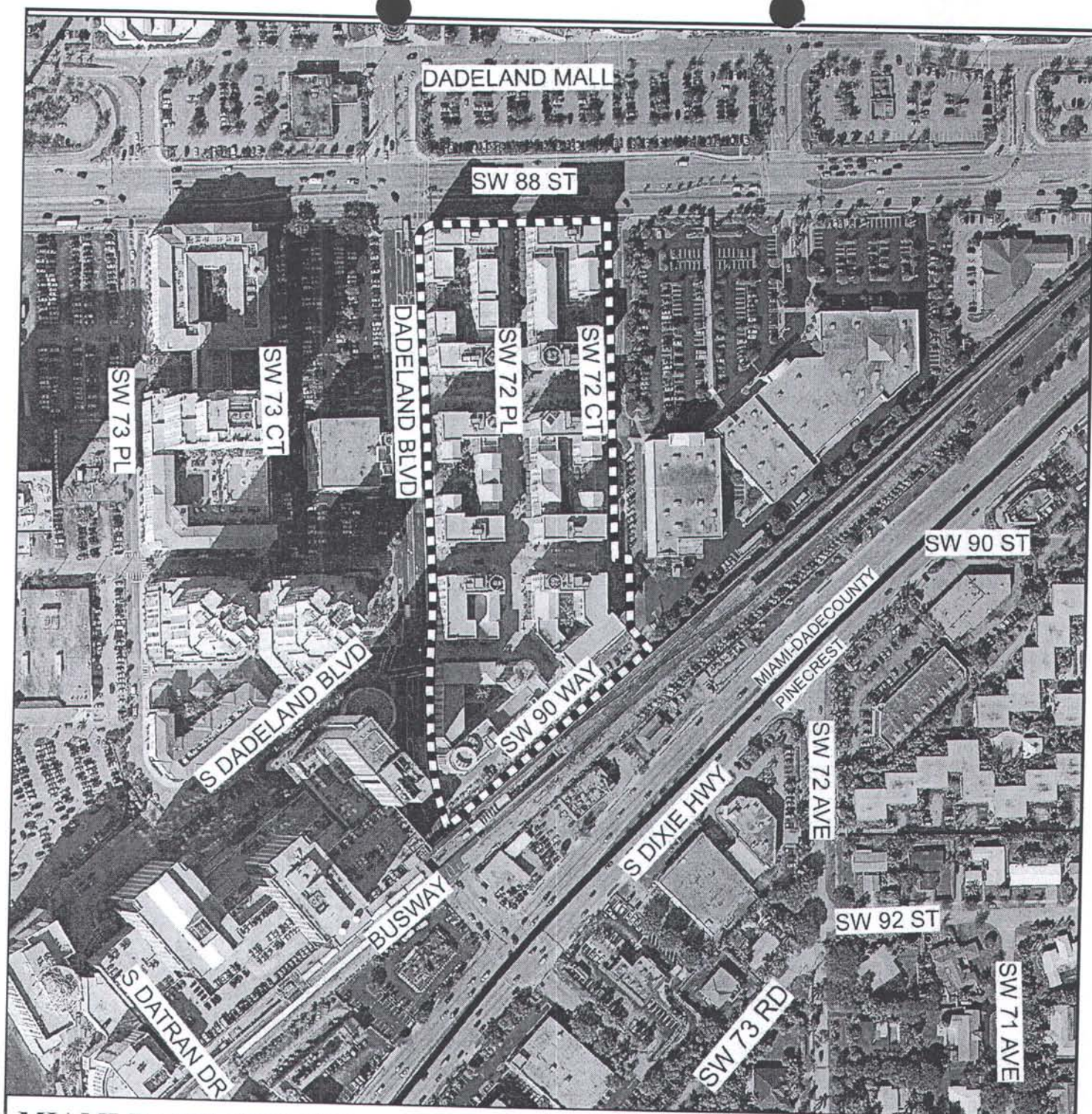


Section: 02 Township: 55 Range: 40
 Applicant: DOWNTOWN DADELAND RETAIL, LLC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000044

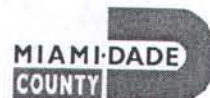
Legend



Subject Property



Section: 02 Township: 55 Range: 40
Applicant: DOWNTOWN DADELAND RETAIL, LLC.
Zoning Board: C12
Commission District: 7
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Tuesday, May 4, 2010

REVISION	DATE	BY

Memorandum

MIAMI-DADE
COUNTY

Subra
Mark W
SCANNED

Date: August 23, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning - 3

From: Jack Kardys, Director
Park and Recreation Department

Subject: Blanket Concurrency Approval for Local Recreation Open Space Planning

RECEIVED
SEP - 2 2010
PLANNING & ZONING
METROPOLITAN PLANNING SECT
Asst. Director Planning

This memorandum updates the blanket concurrency approval memo of October 1, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2011. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Deputy Director, Planning & Development, PARD
Maria Nardi, Chief, Planning and Research Division, PARD

RECEIVED
AUG 31 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING
201008314

2010 Local Recreation Open Space Level of Service

Park Benefit District	Unincorporated Population ⁽¹⁾ Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres ⁽²⁾	School Acres ⁽³⁾	Private Open Space Acres ⁽⁴⁾	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	369,030	1,014.83	1,005.65	299.82	110	1,415.47	400.64	139%
2	595,444	1,637.47	1,619.43	356.30	137	2,112.73	475.26	129%
3	149,463	411.02	526.78	96.62	17	640.40	229.38	156%
TOTAL	1,113,937	3,063.33	3,151.86	752.74	264	4,168.60	1,105.27	136%

Source: (1) Miami Dade Department of Planning and Zoning, June 2009

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2009

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

Memorandum



Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Paul Mauriello, Deputy Director, Operations (Designate)
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2010-11 Through Fiscal Year 2019-20

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	250,000	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	383,500	236,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	236,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (In tons)

RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI until further cells are constructed.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009, through June, 2010, and projected tons for August and September, 2010.

Memorandum



Date: September 15, 2010

To: Marc C. La Ferrier, Director
Department of Planning and Zoning

From: Harpal S. Kapoor, Director
Miami-Dade Transit

Subject: FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26th Street (Coral Way) from SW 137th Avenue to SW 153rd Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82nd Avenue, from NW 170th Street to NW 186th Street (Miami Gardens Drive); the segment west along NW 186th Street (Miami Gardens Drive) from NW 82nd Avenue to NW 87th Avenue; the segment north along NW 87th Avenue from NW 186th Street (Miami Gardens Drive) to NW 192nd Street; the segment east on NW 192nd Street from NW 87th Avenue to NW 82nd Avenue, and to complete the loop, the segment on NW 82nd Avenue from NW 192nd Street south to NW 186th Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107th Avenue from SW 56th Street (Miller Road) south to SW 72nd Street (Sunset Drive) and the segment along SW 117th Avenue from SW 72nd Street (Sunset Drive) south to SW 104th Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104th Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87th Avenue; along SW 87th Avenue from SW 104th Street (Killian Parkway) south to SW 128th Street; along SW 128th Street from SW 87th Avenue to SW 92nd Avenue; the segment from SW 92nd Avenue making a half loop, going east on to SW 129th Terrace to SW 89th Place and then south to SW 136th Street; the segment along SW 136th Street from SW 89th Place west

to SW 107th Avenue; the segment along SW 107th Avenue from SW 136th Street to SW 128th Street; the segment along SW 128th Street from SW 107th Avenue to SW 117th Avenue; the segment along SW 120 Street from SW 117th Avenue to SW 147th Avenue; the segment along SW 147th Avenue from SW 120th Street north to SW 112th Street; and, the segment along SW 112th Street from SW 147th Avenue east to SW 137th Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152nd Avenue, along SW 152nd Street from SW 152nd Avenue west to SW 162nd Avenue; then performing a loop around going north on SW 162nd Avenue to SW 144th Street and east on SW 144th Street to SW 160th Avenue and back south on SW 160th Avenue to SW 152nd Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean
Maria C. Batista

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010

Memorandum

MIAMI-DADE
COUNTY

Subra
Mark W
SCANNED

Date: August 23, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jack Kardys, Director
Park and Recreation Department

Subject: Blanket Concurrency Approval for Local Recreation Open Space

RECEIVED
2010 SEP - 3
SEP - 2 2010
PLANNING & ZONING
METROPOLITAN PLANNING SECT
Asst. Director Planning

This memorandum updates the blanket concurrency approval memo of October 1, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2011. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Deputy Director, Planning & Development, PARD
Maria Nardi, Chief, Planning and Research Division, PARD

RECEIVED
AUG 31 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

201008314

2010 Local Recreation Open Space Level of Service

Park Benefit District	Unincorporated Population ⁽¹⁾ Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres ⁽²⁾	School Acres ⁽³⁾	Private Open Space Acres ⁽⁴⁾	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	369,030	1,014.83	1,005.65	299.82	110	1,415.47	400.64	139%
2	595,444	1,637.47	1,619.43	356.30	137	2,112.73	475.26	129%
3	149,463	411.02	526.78	96.62	17	640.40	229.38	156%
TOTAL	1,113,937	3,063.33	3,151.86	752.74	264	4,168.60	1,105.27	136%

Source: (1) Miami Dade Department of Planning and Zoning, June 2009

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2009

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

Memorandum



Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Paul Mauriello, Deputy Director, Operations (Designate)
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2010-11 Through Fiscal Year 2019-20

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	250,000	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	393,500	226,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	226,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (In tons)

RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI until further cells are constructed.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009, through June, 2010, and projected tons for August and September, 2010.

Memorandum



Date: September 15, 2010

To: Marc C. La Ferrier, Director
Department of Planning and Zoning

From: Harpal S. Kapoor, Director
Miami-Dade Transit

Subject: FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26th Street (Coral Way) from SW 137th Avenue to SW 153rd Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82nd Avenue, from NW 170th Street to NW 186th Street (Miami Gardens Drive); the segment west along NW 186th Street (Miami Gardens Drive) from NW 82nd Avenue to NW 87th Avenue; the segment north along NW 87th Avenue from NW 186th Street (Miami Gardens Drive) to NW 192nd Street; the segment east on NW 192nd Street from NW 87th Avenue to NW 82nd Avenue, and to complete the loop, the segment on NW 82nd Avenue from NW 192nd Street south to NW 186th Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107th Avenue from SW 56th Street (Miller Road) south to SW 72nd Street (Sunset Drive) and the segment along SW 117th Avenue from SW 72nd Street (Sunset Drive) south to SW 104th Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104th Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87th Avenue; along SW 87th Avenue from SW 104th Street (Killian Parkway) south to SW 128th Street; along SW 128th Street from SW 87th Avenue to SW 92nd Avenue; the segment from SW 92nd Avenue making a half loop, going east on to SW 129th Terrace to SW 89th Place and then south to SW 136th Street; the segment along SW 136th Street from SW 89th Place west

to SW 107th Avenue; the segment along SW 107th Avenue from SW 136th Street to SW 128th Street; the segment along SW 128th Street from SW 107th Avenue to SW 117th Avenue; the segment along SW 120 Street from SW 117th Avenue to SW 147th Avenue; the segment along SW 147th Avenue from SW 120th Street north to SW 112th Street; and, the segment along SW 112th Street from SW 147th Avenue east to SW 137th Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152nd Avenue, along SW 152nd Street from SW 152nd Avenue west to SW 162nd Avenue; then performing a loop around going north on SW 162nd Avenue to SW 144th Street and east on SW 144th Street to SW 160th Avenue and back south on SW 160th Avenue to SW 152nd Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean
Maria C. Batista

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

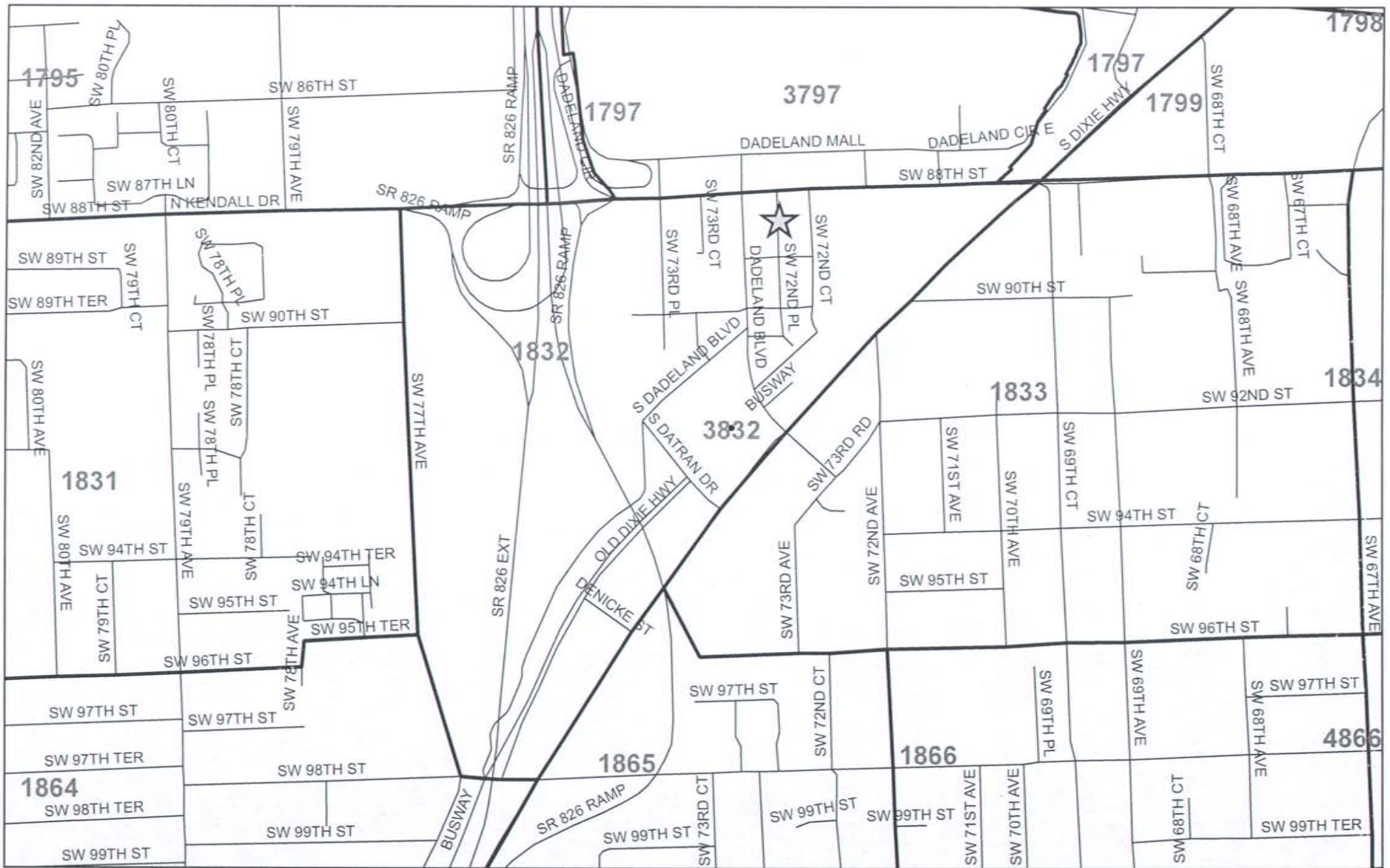
When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010



Data in this document represents successfully geocoded attributes.





MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



EMERGENCY

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
1832	15 MEET AN OFFICER	4	5	3
	17 TRAFFIC ACCIDENT	10	20	9
	18 HIT AND RUN	0	0	1
	29 ROBBERY	2	1	1
	32 ASSAULT	4	6	8
	41 SICK OR INJURED PERSON	96	96	82
	44 ATTEMPTED SUICIDE	1	5	3
	49 FIRE	6	5	8
TOTAL FOR GRID 1832		123	138	115
		Reported: 12	Reported: 19	Reported: 18
		Not Reported: 111	Not Reported: 119	Not Reported: 97
TOTAL EMERGENCY		123	138	115



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



PRIORITY

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
1832	14 CONDUCT INVESTIGATION	39	29	37
	15 MEET AN OFFICER	4	1	2
	17 TRAFFIC ACCIDENT	1	0	0
	22 AUTO THEFT	0	1	0
	26 BURGLARY	5	2	2
	27 LARCENY	3	7	9
	29 ROBBERY	3	1	2
	32 ASSAULT	26	30	28
	34 DISTURBANCE	31	26	27
	44 ATTEMPTED SUICIDE	3	1	5
	47 BOMB OR EXPLOSIVE ALERT	4	1	5
	49 FIRE	5	2	3
TOTAL FOR GRID 1832		124	101	120
		Reported: 36	Reported: 26	Reported: 28
		Not Reported: 88	Not Reported: 75	Not Reported: 92
TOTAL PRIORITY		124	101	120



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



ROUTINE

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
1832	13 SPECIAL INFORMATION/ASSIGNMENT	97	141	91
	14 CONDUCT INVESTIGATION	363	368	410
	15 MEET AN OFFICER	21	14	16
	16 D.U.I.	4	2	6
	17 TRAFFIC ACCIDENT	152	177	187
	18 HIT AND RUN	44	44	56
	19 TRAFFIC STOP	59	94	66
	20 TRAFFIC DETAIL	24	34	33
	21 LOST OR STOLEN TAG	9	10	5
	22 AUTO THEFT	28	29	38
	25 BURGLAR ALARM RINGING	239	190	161
	26 BURGLARY	55	82	75
	27 LARCENY	141	144	138
	28 VANDALISM	29	40	35
	29 ROBBERY	5	8	12
	32 ASSAULT	74	58	71
	33 SEX OFFENSE	10	7	11
	34 DISTURBANCE	288	263	253
	35 INTOXICATED PERSON - MYERS ACT	1	1	0
	36 MISSING PERSON	9	10	11
	37 SUSPICIOUS VEHICLE	18	13	11
	38 SUSPICIOUS PERSON	21	30	31
	39 PRISONER	11	11	23
	41 SICK OR INJURED PERSON	4	4	1
	43 BAKER ACT	20	30	15
	44 ATTEMPTED SUICIDE	2	5	2
	45 DEAD ON ARRIVAL	1	6	1
	47 BOMB OR EXPLOSIVE ALERT	0	1	1
	49 FIRE	5	2	4
	52 NARCOTICS INVESTIGATION	7	21	24
	54 FRAUD	51	49	50
	55 WEAPONS VIOLATION	0	1	1
TOTAL FOR GRID 1832		1792	1889	1839
		Reported: 771	Reported: 814	Reported: 839
		Not Reported: 1021	Not Reported: 1075	Not Reported: 1000
TOTAL ROUTINE		1792	1889	1839
GRAND TOTAL		2039	2128	2074



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2009 - Dec 31, 2009

Grid: 1832

Signal: Between 13 and 55

Agency:

District:

Call Type:

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package



MIAMI DADE POLICE DEPARTMENT
60A - Part I and II by Grids Year Comparison
Report Period: Jan 1, 2009 - Dec 31, 2009



GRID 1832

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
PART 1	090A - MURDER - NONNEG MANSLAUGHTER	0	2	0
	110A - RAPE	1	0	1
	110B - SODOMY	0	0	1
	110C - FONDLING	0	0	1
	1200 - ROBBERY	7	6	13
	130A - AGGRAVATED ASSAULT	6	15	13
	2200 - BURGLARY	7	16	16
	230A - POCKET PICKING	4	7	6
	230C - SHOPLIFTING	43	56	42
	230E - SHOPLIFTING FROM A COIN MACHINE	1	0	1
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	31	49	42
	230G - SHOPLIFTING ALL OTHERS	71	68	73
	2400 - MOTOR VEHICLE THEFT	15	14	16
	PART 1 Total:	186	233	225
PART 2	1000 - KIDNAPPING - ABDUCTION	0	2	0
	130B - SIMPLE ASSAULT	27	24	20
	130E - SIMPLE STALKING	0	0	1
	2000 - ARSON	0	0	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	14	6	15
	260B - FRAUD CREDIT CARD/ATM	7	7	7
	260D - IMPERSONATION	16	17	9
	2700 - EMBEZZLEMENT	0	1	0
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3	18	14
	PART 2 Total:	67	75	67
Grid 1832 Total:		253	308	292

GRAND TOTAL	Current Year	Last Year	Prior L/Year
PART 1	186	233	225
PART 2	67	75	67
GRAND TOTAL	253	308	292



MIAMI DADE POLICE DEPARTMENT
60A - Part I and II by Grids Year Comparison
Report Filters



Incident Date: Jan 1, 2009 - Dec 31, 2009

UCR Code: in ('*090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000')

Excludes Clearance Type 'Unfounded'

Excludes AOA(s)

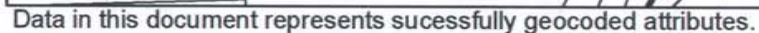
Report Written = 'Y'

Grids: 1832

Report Type: BY_UCR

* **Justifiable** murder cases are not counted

CDW Package



Prepared By: J. Sullivan, PCAS
SPPB - May 13, 2010
Source: OSBM and ETSD



0 0.03 0.06 0.12 Miles



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



EMERGENCY

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
1832	15 MEET AN OFFICER	4	5	3
	17 TRAFFIC ACCIDENT	10	20	9
	18 HIT AND RUN	0	0	1
	29 ROBBERY	2	1	1
	32 ASSAULT	4	6	8
	41 SICK OR INJURED PERSON	96	96	82
	44 ATTEMPTED SUICIDE	1	5	3
	49 FIRE	6	5	8
TOTAL FOR GRID 1832		123	138	115
		Reported: 12	Reported: 19	Reported: 18
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TOTAL EMERGENCY		123	138	115



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



PRIORITY

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
1832	14 CONDUCT INVESTIGATION	39	29	37
	15 MEET AN OFFICER	4	1	2
	17 TRAFFIC ACCIDENT	1	0	0
	22 AUTO THEFT	0	1	0
	26 BURGLARY	5	2	2
	27 LARCENY	3	7	9
	29 ROBBERY	3	1	2
	32 ASSAULT	26	30	28
	34 DISTURBANCE	31	26	27
	44 ATTEMPTED SUICIDE	3	1	5
	47 BOMB OR EXPLOSIVE ALERT	4	1	5
	49 FIRE	5	2	3
TOTAL FOR GRID 1832		124	101	120
		Reported: 36	Reported: 26	Reported: 28
		Not Reported: 88	Not Reported: 75	Not Reported: 92
TOTAL PRIORITY		124	101	120



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Complaint Date Range: Jan 1, 2009 - Dec 31, 2009



ROUTINE

Grid Code	CAD Signal Code	YTD 2009	LYTD 2008	P_LYTD 2007
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	28 VANDALISM	29	40	35
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	32 ASSAULT	74	58	71
	33 SEX OFFENSE	10	7	11
	34 DISTURBANCE	288	263	253
	35 INTOXICATED PERSON - MYERS ACT	1	1	0
	36 MISSING PERSON	9	10	11
	37 SUSPICIOUS VEHICLE	18	13	11
	38 SUSPICIOUS PERSON	21	30	31
	39 PRISONER	11	11	23
	41 SICK OR INJURED PERSON	4	4	1
	43 BAKER ACT	20	30	15
	44 ATTEMPTED SUICIDE	2	5	2
	45 DEAD ON ARRIVAL	1	6	1
	47 BOMB OR EXPLOSIVE ALERT	0	1	1
	49 FIRE	5	2	4
	52 NARCOTICS INVESTIGATION	7	21	24
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	55 WEAPONS VIOLATION	0	1	1
TOTAL FOR GRID 1832		1792	1889	1839
		Reported: 771 Not Reported: 1021	Reported: 814 Not Reported: 1075	Reported: 839 Not Reported: 1000
TOTAL ROUTINE		1792	1889	1839
GRAND TOTAL		2039	2128	2074



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2009 - Dec 31, 2009

Grid: 1832

Signal: Between 13 and 55

Agency:

District:

Call Type:

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package



MIAMI DADE POLICE DEPARTMENT
60A - Part I and II by Grids Year Comparison
Report Period: Jan 1, 2009 - Dec 31, 2009



GRID 1832

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
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	110A - RAPE	1	0	1
	110B - SODOMY	0	0	1
	110C - FONDLING	0	0	1
	1200 - ROBBERY	7	6	13
	130A - AGGRAVATED ASSAULT	6	15	13
	2200 - BURGLARY	7	16	16
	230A - POCKET PICKING	4	7	6
	230C - SHOPLIFTING	43	56	42
	230E - SHOPLIFTING FROM A COIN MACHINE	1	0	1
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	31	49	42
	230G - SHOPLIFTING ALL OTHERS	71	68	73
	2400 - MOTOR VEHICLE THEFT	15	14	16
	PART 1 Total:	186	233	225
PART 2	1000 - KIDNAPPING - ABDUCTION	0	2	0
	130B - SIMPLE ASSAULT	27	24	20
	130E - SIMPLE STALKING	0	0	1
	2000 - ARSON	0	0	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	14	6	15
	260B - FRAUD CREDIT CARD/ATM	7	7	7
	260D - IMPERSONATION	16	17	9
	2700 - EMBEZZLEMENT	0	1	0
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3	18	14
	PART 2 Total:	67	75	67
Grid 1832 Total:		253	308	292

GRAND TOTAL	Current Year	Last Year	Prior L/Year
PART 1	186	233	225
PART 2	67	75	67
GRAND TOTAL	253	308	292



MIAMI DADE POLICE DEPARTMENT
60A - Part I and II by Grids Year Comparison
Report Filters



Incident Date: Jan 1, 2009 - Dec 31, 2009

UCR Code: in ('*090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000')

Excludes Clearance Type 'Unfounded'

Excludes AOA(s)

Report Written = 'Y'

Grids: 1832

Report Type: BY_UCR

* **Justifiable** murder cases are not counted

CDW Package